

# GREATER LONDON AUTHORITY

## Good Growth

**Sarah Hiscutt**  
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London  
W1U 8AN

**GLA ref:** GLA/0995g/07  
**Hillingdon Council ref:** 4266/APP/2019/3088  
**Date:** 30 March 2021

Dear Sarah Hiscutt,

**Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008**

**The Former Master Brewer Site**

**GLA reference:** GLA/0995g

**Hillingdon Council reference:** 4266/APP/2019/3088

**Applicant:** Inland Limited, Burnham Yard, London End, Beaconsfield

**GRANT OF PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS AND SECTION 106 AGREEMENT DATED 30 MARCH 2021**

The Mayor of London, acting as the Local Planning Authority, hereby grants planning permission for the following development, in accordance with the terms of the above-mentioned application (which expression shall include the drawings and other documents submitted therewith):

*Full planning permission for the construction of a residential-led, mixed-use development comprising buildings of between 2 and 11 storeys containing 514 units (Use Class C3); flexible commercial units (Use Class B1/A1/A3/D1); associated car (164 spaces) and cycle parking spaces; refuse and bicycle stores; hard and soft landscaping including a new central space, greenspaces, new pedestrian links; biodiversity enhancement; associated highways infrastructure; plant; and other associated ancillary development.*

At: Former Master Brewer Motel Site, Freezeland Way, Hillingdon, UB10 9PQ

**Subject to the following planning conditions:**

## **Conditions**

### **1) Time limit and approved plans:**

#### **Condition 1 – Time limit**

The development must be begun not later than the expiration of three years from the date of this permission.

*Reason - To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).*

#### **Condition 2 - Approved plans and documents**

The development shall only be constructed in accordance with the following drawings and documents:

<b>Proposed drawings</b>	
Location Plan - E0-001_RevP4	Third Floor Plan – Tenure - P0-403 Rev P2
Existing Site Plan - E0-100_RevP3	Fourth Floor Plan – Tenure - P0-404 Rev P2
Proposed Site Plan - P0-001_RevP7	Fifth Floor Plan – Tenure - P0-405 Rev P2
Ground Floor Plan - P0-100_RevP6	Sixth Floor Plan – Tenure - P0-406 Rev P2
First Floor Plan - P0-101_RevP6	Seventh Floor Plan – Tenure - P0-407 Rev P2
Second Floor Plan - P0-102_RevP5	Eighth Floor Plan – Tenure - P0-408 Rev P2
Third Floor Plan - P0-103_RevP5	Ninth Floor Plan – Tenure - P0-409 Rev P2
Fourth Floor Plan - P0-104_RevP5	Tenth Floor Plan – Tenure - P0-410 Rev P2
Fifth Floor Plan - P0-105_RevP5	Overall General Arrangement -
Sixth Floor Plan - P0-106_RevP5	BMD.19020.DR.P100 Rev C
Seventh Floor Plan - P0-107_RevP5	General Arrangement 1 of 4 - BMD.19020.DR.P101 Rev C
Eighth Floor Plan - P0-108_RevP5	General Arrangement 2 of 4 - BMD.19020.DR.P102 Rev C
Ninth Floor Plan - P0-109_RevP5	General Arrangement 3 of 4 - BMD.19020.DR.P103 Rev C
Tenth Floor Plan - P0-110_RevP5	General Arrangement 4 of 4 - BMD.19020.DR.P104 Rev C
Roof Plan - P0-111_RevP5	Podium Gardens General Arrangement -
Site Sections Sheet 1 - P0-200-RevP5	BMD.19020.DR.P105 Rev B
Site Sections Sheet 2 - P0-201-RevP4	Roof Gardens General Arrangement 1 of 4 -
Site Elevations Sheet 1 - P0-300-RevP4	BMD.19020.DR.P106 Rev B
Site Elevations Sheet 2 - P0-301-RevP5	Roof Gardens General Arrangement 2 of 4 -
Site Elevations Sheet 3 - P0-302-RevP4	BMD.19020.DR.P107 Rev B
Site Elevations Sheet 4 - P0-303-RevP4	Roof Gardens General Arrangement 3 of 4 -
Building 1 Floor Plans - P1(01)-100_RevP6	BMD.19020.DR.P108 Rev B
Building 2 Floor Plans - P1(02)-100_RevP6	Roof Gardens General Arrangement 4 of 4 -
Building 3 Floor Plans - P1(03)-100_RevP5	BMD.19020.DR.P109 Rev B
Building 4 Floor Plans - P1(04)-100_RevP6	Planting Plan 1 of 4 - BMD.19.020.DR.P301 Rev D
Building 5 Floor Plans - P1(05)-100 RevP6	Planting Plan 2 of 4 - BMD.19020.DR.P302 Rev C
Building 6 Floor Plans - P1(06)-100_RevP5	Planting Plan 3 of 4 - BMD.19.020.DR.P303 Rev D
Building 7 Floor Plans - P1(07)-100_RevP5	Planting Plan 4 of 4 - BMD.19020.DR.P304 Rev C
Building 8 Floor Plans - P1(08)-100_RevP5	Podium Gardens Planting Plan -
Building 9 Floor Plans - P1(09)-100_RevP5	BMD.19020.DR.P305 Rev B
Building 10 Floor Plans - P1(10)-100_RevP6	Roof Gardens Planting Plan 1 of 4 -
Building 11 Floor Plans - P1(11)-100 Rev P5	BMD.19020.DR.P306 Rev B
Building 12 Floor Plans - P1(12)-100_RevP6	Roof Gardens Planting Plan 2 of 4 -
Building 1 Elevations - P3(01)-100_RevP4	BMD.19020.DR.P307 Rev B
Buildings 2, 3 Elevations - P3(02-03)-100_RevP4	Roof Gardens Planting Plan 3 of 4 -
Building 4 Elevations - P3(04)-100_RevP5	BMD.19020.DR.P308 Rev B
Building 5 Elevations - P3(05)-100 RevP4	Roof Gardens Planting Plan 4 of 4 -
Building 6 Elevations - P3(06)-100_RevP4	BMD.19020.DR.P309 Rev B
Building 7 Elevations - P3(07)-100_RevP4	
Building 8 Elevations - P3(08)-100_RevP4	
Building 9 Elevations - P3(09)-100_RevP4	

<p>Building 10 Elevations - P3(10)-100_RevP4  Building 11 Elevations - P3(11)-100_RevP4  Building 12 Elevations - P3(12)-100_RevP4  Area Schedule - 2020-04-23 RevP4  Dwelling Schedule - 2020-04-15 RevP6  Ground Floor Plan – Access - P0-700 Rev P3  First Floor Plan – Access - P0-701 Rev P3  Second Floor Plan – Access - P0-702 Rev P3  Third Floor Plan – Access - P0-703 Rev P2  Fourth Floor Plan – Access - P0-704 Rev P2  Fifth Floor Plan – Access - P0-705 Rev P2  Sixth Floor Plan – Access - P0-706 Rev P2  Seventh Floor Plan – Access - P0-707 Rev P2  Eighth Floor Plan – Access - P0-708 Rev P2  Ninth Floor Plan – Access - P0-709 Rev P2  Tenth Floor Plan – Access - P0-710 Rev P2  Dwelling Type 1B2P-08 - P4-1208 Rev P1  Dwelling Type 2B3P-04 - P4-2304 Rev P1  Dwelling Type 2B3P-07 - P1-2307 Rev P1  Dwelling Type 3B6P-02 - P4-3602 Rev P1  Ground Floor Bulky Waste Plan - P0-100 Rev P6  Ground Floor Plan – Tenure - P0-400 Rev P3  First Floor Plan – Tenure - P0-401 Rev P3  Second Floor Plan – Tenure - P0-402 Rev P3</p>	<p>Site Wide Sections - BMD.19020.DR.P401 Rev A  Green Belt Land - BMD.19.020.DR.SK003  Arboricultural Implications Plan - BMD.19.020.DRG.P902 Rev A  Tree Constraints Plan - BMD.19.020.DRG.P901 Rev A  Proposed Highway Improvements Plan - 70057679-TP-SK-17 Rev D  Proposed Parking Arrangements with Disabled Parking for 10% of Residential Dwellings - 70057679-TP-SK-18 Rev B  Building 01 Riser / Roof Services Layout - 5550-CBC-01-XX-DR-SK-50003 Rev P01  Building 02 Riser / Roof Services Layout - 5550-CBC-01-XX-DR-SK-50004 Rev P01  Building 03 Riser / Roof Services Layout - 5550-CBC-01-XX-DR-SK-50005 Rev P01  Building 04 Riser / Roof Services Layout - 5550-CBC-01-XX-DR-SK-50006 Rev P01  Building 05 Riser / Roof Services Layout - 5550-CBC-01-XX-DR-SK-50007 Rev P01  Building 06 Riser / Roof Services Layout - 5550-CBC-01-XX-DR-SK-50008 Rev P01  Building 07 Riser / Roof Services Layout - 5550-CBC-01-XX-DR-SK-50009 Rev P01  Building 08 Riser / Roof Services Layout - 5550-CBC-01-XX-DR-SK-50010 Rev P01  Building 09 Riser / Roof Services Layout - 5550-CBC-01-XX-DR-SK-50011 Rev P01  Building 10 Riser / Roof Services Layout - 5550-CBC-01-XX-DR-SK-50012 Rev P01  Building 11 Riser / Roof Services Layout - 5550-CBC-01-XX-DR-SK-50013 Rev P01  Building 12 Riser / Roof Services Layout - 5550-CBC-01-XX-DR-SK-50014 Rev P01  Heat Distribution Services Layout - 5550-CBC-XX-XX-DR-M-50001 Rev P01  Possible Air Source Heat Pump Locations with Storage - 5550-CBC-XX-XX-DR-M-50003 Rev P01  Typical Heating Schematic - 5550-CBC-XX-XX-DR-M-50006 Rev P01  Proposed Disabled Refuge Locations Drawing Pack -  BB-DRC-3671-02, 10th January 2020</p>
<b>Supporting documents</b>	
<p>Ecology Phase 1 Habitat Report - BMD.19.020.RPE/P1.801.RevA-.Ecology, September 2019  Townscape and Visual Impact Assessment - BMD.19.020.RP.001, October 2019  Townscape and Visual Impact Assessment Addendum - BMD.19.020.RP.006.A, December 2019  ZTV – 2020 Parameters Bare Earth - BMD.19.020.TVIA.FIG.0003 Rev C  ZTV – 2020 Parameters Visual Barriers - BMD.19.020.TVIA.FIG.004  Hillingdon Gardens Verified Views - V3D 170401 July 2020  Bird Hazard Management Plan - BMD.19.020.RPE/ TN.803.BHMP, September 2019  Reptile Report - BMD.19.020.RPE/P2.804-Reptile, October 2019  Planning Statement - October 2019  Design and Access Statement - October 2019</p>	

Transport Assessment including Residential Travel Plan and Delivery; Servicing Plan; and Car Park Management Plan - Rev 3, July 2020  
 Transport Addendum Note - 2019 Traffic Surveys - November 2019  
 Statement of Community Involvement - 2nd October 2019  
 Air Quality Assessment (New) - ref. MR/CS/P19-1773/02 Rev A, April 2020  
 Air Quality Technical Note – Air Quality Neutral Assessment - BD/P19-1773/01TN, June 2020  
 Acoustic Assessment - NDT5882/17025/Rev 9, 22<sup>nd</sup> January 2020  
 Surface Water Management Report - Rev D, September 2019  
 Flood Risk Assessment - Rev C, September 2019  
 Preliminary Geo-Environmental Risk Assessment - 17-00420.02, October 2019  
 Archaeology Assessment - 23887, September 2019  
 Energy Statement - JR/5550/17, Ver 01/10/19  
 Sustainability Statement - JR/5550/17, Ver 01/10/19  
 Ventilation Strategy - 5550/3/SP, June 2019  
 GLA Carbon Emission Reporting Spreadsheet - 5550-GLA Carbon Emission Reporting Spreadsheet\_v1.1  
 Hillingdon Gardens Overheating Study in Compliance with CIBSE Guidance TM59 - January 2020  
 Hillingdon Overheating Assessment in compliance with CIBSE Guidance TM59 - February 2020  
 Overheating Checklist - Cudd Bentley  
 Air Source Heat Pump Product Information  
 Internal Daylight and Sunlight Report (New) - 29<sup>th</sup> May 2020  
 Topographical Survey - July 2019  
 Fire Strategy - OF-OFS-3671-01-E, Rev E, 22<sup>nd</sup> April 2020  
 Biodiversity Net Gain and Urban Greening Factor Calculations - October 2019

*Reason - For the avoidance of doubt and in the interests of proper planning.*

## **2) Pre-commencement Conditions:**

### **Condition 3 - Construction Logistics Plan (CLP)**

Prior to the commencement of any works on site, including demolition and site clearance works a Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the local planning authority in consultation with TfL. The CLP shall include details of: (a) loading and unloading of plant and materials including vehicle turning areas; (b) storage of plant and materials; (c) sourcing of materials; (d) programme of works (including measures for traffic management); (e) provision of boundary hoarding, behind any visibility zones of construction traffic routing; (f) hours of operation; (g) means to prevent deposition of mud on the highway; (h) location and height of cranes and scaffolding; (i) a construction workers' Sustainable Travel Plan including details of strategies to promote sustainable travel by construction staff and details of all of the areas required for construction parking, including for wheelchair accessible parking shall be submitted to and approved by the LPA.

Subsequently these approved parking areas shall be marked out and visible for use. There shall be no use of such areas for general parking including by staff wishing to travel to/from work by car unless they are holders of Blue Badges. The approved construction staff travel plan measures shall be put in place prior to commencement of the relevant phase of works, retained and continually monitored for the duration of these works; (j) any other matters relevant to this particular site including liaising with developers and construction teams of neighbouring sites (through the LPA), in order to identify and address potential cumulative highway effects during the demolition and construction phase.

Each phase of the development shall be constructed in accordance with the relevant approved CLP. The CLP shall be implemented as approved and periodically reviewed following audits of its implementation. Results of these audits will be made available to the Council upon request. The CLP shall be retained for the duration of the demolition, site clearance and construction process for the relevant phase.

*Reason: To ensure that the construction does not prejudice the ability of neighbouring occupier's reasonable enjoyment of their properties. This condition is required pre-commencement because the potential impacts to neighbouring amenity is fundamental to the development permitted.*

#### **Condition 4 – Construction Environmental Management Plan (CEMP)**

Prior to the commencement of works on site, including demolition, site clearance and/or construction works, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include (but not be limited to) details relating to (a) any demolition, ground works, (including decontamination); (b) scheme for security fencing / hoardings, depicting a readily visible 24-hour contact number for queries or emergencies; (c) construction and access to the site; (d) hours of operation; (e) means to control noise, odour dust, vibration and smoke; (f) road cleaning including wheel washing; (g) details of vibro-compaction machinery and a method statement; (h) details of disposal of waste arising from the construction programme, including final disposal points (the burning of waste on the site at any time is specifically precluded); (i) any other matters relevant to this particular site, including liaising with developers and construction teams of neighbouring sites (through the LPA), in order to identify and address potential cumulative environmental effects during the demolition and construction phase; (j) a Code of Construction Practice (CoCP), this code will serve as a live document throughout the duration of the works and will be under regular review with the Environmental Control Team of the Council; (h) Considerate Constructors Scheme (CCS), no development of each phase shall commence until such time as the lead contractor, or the site, is signed up to the Considerate Constructors Scheme (CCS) and its published Code of Considerate Practice, and the details of (i) the membership, (ii) contact details, (iii) working hours as stipulated under the Control of Pollution Act 1974, and (iv) Certificate of Compliance, are clearly displayed on the site so that they can be easily read by passing members of the public, and those details shall thereafter be maintained on display throughout the duration of the works forming the subject of this permission.

The CEMP should be in accordance with the GLA's Supplementary Planning Guidance 'Control of Dust and Emissions during Demolition and Construction'. The development shall be constructed in accordance with the approved CEMP. The CEMP shall be implemented as approved and periodically reviewed following environmental audits of its implementation. Results of these audits will be made available to the Council upon request. The CEMP shall be retained and complied with for the duration of the demolition, site clearance and construction process for the relevant phase.

*Reason: To safeguard the public and the environment. This condition is required to be pre-commencement as the CEMP needs to be in place before any works take place and to mitigate against the impacts of the demolition / construction process.*

#### **Condition 5 – Retained trees protection**

Prior to the commencement of the relevant phase of development hereby approved (including demolition and all preparatory work), a scheme for the protection of any retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the local planning authority. Specific issues to be dealt with in the TPP and AMS:

- a) Location and installation of services/ utilities/ drainage.
- b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.
- c) Details of construction within the RPA or that may impact on the retained trees.
- d) A full specification for the installation of boundary treatment works.
- e) A full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking

areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.

f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.

g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing.

h) A specification for scaffolding and ground protection within tree protection zones.

i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.

j) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires

k) Boundary treatments within the RPA.

l) Methodology and detailed assessment of root pruning.

m) Arboricultural supervision and inspection by a suitably qualified tree specialist.

n) Reporting of inspection and supervision.

The development thereafter shall be implemented in strict accordance with the approved details.

*Reason: In the interests of the visual amenities of the area. Required prior to commencement of development to satisfy the local planning authority that the trees to be retained will not be damaged during demolition or construction and to protect and enhance the appearance and character of the site and locality with best practice and pursuant to section 197 of the Town and Country Planning Act 1990.*

#### **Condition 6 – Circular economy statement**

No development shall commence until a revised circular economy statement is submitted to and approved in writing by the local planning authority in consultation with the GLA. This shall include the provision of:

- a Bill of Materials for the main elements of the building that sets out the weight of each element (facade, sub-structure, structure, floors, roof, internal partitions), its weight divided by the GIA floor area of the building and a commitment to achieving a minimum 20% recycled content by value;
- a Recycled and Waste Reporting Table that details the weight of the waste arising from demolition, excavation and construction, the percentage of waste reused/recycled on site, offsite, the percentage to landfill, and the percentage to other management (e.g. incineration), with the commitment to a 95% diversion from landfill for all three waste streams;
- specific measures to meet the Mayor's 65% target for Municipal waste recycling;
- for any residual waste that is destined for landfill, written evidence that the destination landfill(s) have the capacity to receive waste, along with a notification of the likely destination of all waste streams (beyond the Materials Recycling Facility) where known;
- a commitment to producing a Post Completion Report setting out the predicted and actual performance against all numerical targets, and provide updated versions of the Recycling and Waste Reporting form and the Bill of Materials.

The development shall not be carried out otherwise than in accordance with the details so approved.

*Reason: In the interests of sustainable development. It is necessary to deal with these matters prior to commencement as the information was not available for consideration as part of the planning application submission.*

### **Condition 7 – Bat scoping study**

Prior to the commencement of development an updated bat scoping study shall be submitted for the whole site (including the tree belt on the northern part of the site). The study shall include recommendations for any further surveys and submitted to and approved in writing by the Local Planning Authority. If the study recommends further surveys, then these will need to be carried out prior to any clearance work unless agreed otherwise in writing with the Local Planning Authority; the results of the further surveys shall be submitted to and agreed in writing with the Local Planning Authority. The development must proceed in accordance with the studies and surveys and include any recommended mitigation as deemed necessary unless otherwise agreed in writing with the Local Planning Authority.

*Reason: To secure up to date information on the importance of the site for bats to mitigate any impacts, required to be dealt with pre-commencement for this reason.*

### **Condition 8 – Reptile mitigation strategy**

Prior to commencement of development, a scheme for the protection of reptiles shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide full details of the likely impacts to reptiles and the proposed measures to secure the protection and conservation of reptiles. The scheme shall demonstrate how reptiles will be accommodated onsite or offsite before, during and after construction as well as proposals for translocation offsite if necessary. No works, including site clearance, must commence until the scheme has been fully agreed and the measures for protection secured and implemented where necessary. The development must then proceed in accordance with the mitigation strategy.

*Reason: To ensure the protection of reptiles. Required to be pre-commencement as these details were not available for consideration at application stage and must be secured before works start.*

### **Condition 9 – Air quality construction**

1. No development shall commence until proof of the registration in GLA's database ([nrmm.london/nrmm/about/what-nrmm-register](http://nrmm.london/nrmm/about/what-nrmm-register)) and compliance with the London's Low Emission Zone for non-road mobile machinery requirements is submitted to and approved in writing by the Local Planning Authority.
2. The London's Low Emission Zone for non-road mobile machinery to comply with the standards set out at Supplementary Planning Guidance 'The Control of Dust and Emissions from Construction and Demolition'.
3. This will apply to both variable and constant speed engines for both NO<sub>x</sub> and PM. These standards will be based upon engine emissions standards set in EU Directive 97/68/EC and its subsequent amendments.

*Reason: To ensure compliance with the London's Low Emission Zone for non-road mobile machinery as per requirements as of 1st September 2015, and London Plan Supplementary Planning Guidance 'The Control of Dust and Emissions from Construction and Demolition' (2014). Required to be pre-commencement as these details not available at application stage and must be secured before works start.*

### **Condition 10 - Archaeology - Stage 1 Written Scheme of Investigation**

No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/ development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

*Reason: To protect against harm to heritage assets of archaeological interest. Required to be pre-commencement as these details not available at application stage and must be secured before works start.*

### **Condition 11 – Construction Management Strategy & Crane Details**

Development shall not commence until a construction management strategy has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Ministry of Defence. The Construction Management Strategy shall cover the application site and any adjoining land which will be used during the construction period. Such a strategy shall include the details of cranes and other tall construction equipment (including the details of obstacle lighting).

The approved strategy (or any variation approved in writing by the Local Planning Authority, in consultation with the Ministry of Defence) shall be implemented for the duration of the construction period.

*Reason: To ensure that construction work and construction equipment on the site and adjoining land does not obstruct air traffic movements or otherwise impede the effective operation of air traffic navigation transmitter/receiver systems. Required to be pre-commencement as these details not available at application stage and must be secured before works start.*

### **Condition 12 – Mechanical Ventilation Heat Recovery**

Prior to the superstructure works commencing of a phase of the development, a detailed scheme for the proposed Mechanical Ventilation Heat Recovery (MVHR) system for that phase shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify:

- a) air intake locations and demonstrate that they shall be in areas which are not expected to exceed UK air quality objective limits for levels of NO<sub>2</sub> concentration (40  $\mu$  g/m<sup>3</sup>) and are not proposed close to any chimney/boiler flues and ventilation extracts.
- b) mechanisms for filtering pollutants (NO<sub>2</sub> or PM<sub>10</sub>) at the proposed air intake locations to ensure that air intake shall not exceed UK air quality objective limits (40  $\mu$  g/m<sup>3</sup>).
- c) measures to prevent summer overheating and minimise energy usage, including details of thermal control (cooling) within individual residential units.
- d) details of mechanical purge ventilation function (for removing internally generated pollutants within residential units).
- e) details of the overall efficiency of the system which shall at least meet the details set out in the energy strategy.

f) a detailed management plan for the Mechanical Ventilation Heat Recovery system (MVHR) covering maintenance and cleaning, management responsibilities and a response plan in the event of system failures or complaints.

The approved MVHRS for each phase shall then be fully implemented prior to the occupation or use of any building and retained permanently thereafter in working order for the duration of the use and occupation of the development, in accordance with the approved details.

*Reason: To ensure an acceptable standard of residential amenity is provided in terms of air quality and overheating. Required to be pre-commencement as these details not available at application stage and must be secured before works start.*

### **Condition 13 – Community Infrastructure Levy phasing plan**

(a) Prior to the commencement of any CIL phase, a CIL phase plan setting out the scope of that CIL phase together with a CIL Additional Information Requirements Form shall be submitted to the Council.

(b) Prior to the commencement of any phase of the development, the applicant is required to notify the Council, in writing, of the commencement of works.

*Reason: To allow CIL liability to be calculated for each phase and for any reliefs to be determined, required pre-commencement for this reason.*

### **Condition 14 – Construction phasing plan**

Prior to commencement of development, a Construction Phasing Plan showing how the development will be implemented shall be submitted and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved phasing plan.

*Reason: To ensure that the development is implemented in a comprehensive manner.*

### **Condition 15 – Ground contamination**

An assessment of the risks associated with land contamination has been prepared and submitted to the Local Planning Authority (LPA): Preliminary Geo-Environmental Risk Assessment; Issued: October 2019; Project No. 17-0420.02; Prepared by: Delta-Simons Environmental Consultants Limited.

(i) The development, with the exception of vegetation clearance or demolition works or intrusive investigations, shall not commence until a scheme to deal with contamination has been submitted to the Local Planning Authority (LPA) in accordance with the Supplementary Planning Guidance Document on Land Contamination, and approved by the LPA. The scheme shall include all of the following elements unless the LPA dispenses with any such requirement specifically and in writing:

a) A targeted ground investigation, focusing on areas of potential contaminants at: i) the location of the infilled pond; ii) the location of the underground reservoir / storage tanks to supplement the existing assessment.

The investigation should include, where relevant, soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment.

The assessment shall be carried out by a suitably qualified and experienced consultant/contractor. The report should also clearly identify all pertinent land contamination risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use; and

(b) A written Remediation and Verification Strategy providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement of each phase of development. The Strategy

shall include details of a watching brief to address undiscovered contamination. No deviation shall be made from this scheme without the express agreement of the LPA prior to its implementation.

(ii) If during remediation or development works contamination of such extent, quantity or location in excess of that identified in the ground investigations and not addressed in the submitted Remediation and Verification Strategy is identified an addendum to the remediation scheme shall be agreed with the LPA prior to implementation. All works which form part of the remediation scheme in a specific phase shall be completed before any part of the specific phase is occupied or brought into use unless the Local Planning Authority dispenses with any such requirement specifically and in writing.

(iii) Upon completion of the approved remedial works in the agreed Remediation and Verification Strategy, a comprehensive Verification Report shall be prepared. The report shall include the details of the final remediation works and their verification to show that the works for each phase have been carried out in full and in accordance with the approved methodology. This Condition shall not be discharged until the Verification Report has been submitted to and approved by the LPA.

(iv) No waste shall be imported to site. If a requirement to import soils or other materials to site is identified then any such import must be undertaken in accordance with a Materials Management Plan or valid exemption. All imported soils or other materials for landscaping or other purposes shall be imported only in accordance with the agreed Remediation and Verification Strategy, shall be clean and free of contamination / be suitable for the intended use with appropriate independent testing undertaken on the as received materials on site. The results of this testing shall be submitted and approved in writing by the Local Planning Authority prior to occupation. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

*Reason: To appropriately mitigate the risk of contamination.*

### **Condition 16 – Circular Economy Statement (recycling and waste targets)**

No development shall take place in a relevant phase / building of the development until a completed Recycling and Waste Reporting table for the relevant phase / building is submitted to and approved in writing by the Local Planning Authority. The table shall provide a commitment to achieving the policy targets of reusing/recycling/recovering 95 per cent of construction and demolition waste, and putting 95 per cent of excavation waste to beneficial use. The measures for meeting the targets should be confirmed and should be informed by a pre-demolition/refurbishment audit to determine opportunities for re-use and recycling. For any residual waste that is destined for landfill, written evidence should be provided to demonstrate that the destination landfill(s) have the capacity to receive waste, along with a notification of the likely destination of all waste streams (beyond the Materials Recycling Facility) where known. The development shall be carried out in accordance with the details so approved.

*Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.*

### **3) Prior to occupation or fit-out:**

#### **Condition 17 – Highway surfaces**

No building within the relevant phase of the development shall be occupied until details and samples of all finishes/specifications of highway materials/surfaces have been submitted and

approved by the local planning authority. The development shall only be constructed in accordance with the approved details and retained thereafter.

*Reason: To ensure a satisfactory standard of highway / surfaces within the development.*

#### **Condition 18 - Electric vehicles**

The residential units in each phase of the development shall not be occupied unless and until charging points for electric vehicles have been installed and are available for use in the parking area(s) for that phase. At least 20% of the total number of car parking spaces serving the relevant phase shall be equipped with active electric vehicle charging points with all other spaces equipped with passive provision for electrical vehicle charging.

*Reason: To provide charging facilities for electric vehicles and to encourage the uptake of electric vehicles.*

#### **Condition 19 – Traffic management plan**

a) Prior to the occupation of the relevant phase of development hereby approved, a Traffic Management Plan shall be submitted to and approved in writing by the local planning authority, in consultation with TfL. The Traffic Management Plan shall set out the proposed management arrangements for vehicles movement within the relevant phase and including any internal shared access.

b) The applicant is to submit details of appropriate road markings and signage internal to the site to regulate the movement of traffic, cyclist and pedestrians.

*Reason: To prevent obstruction of the public highway surrounding the site and internal roads, and avoid accidents.*

#### **Condition 20 – External lighting assessment**

Prior to the occupation of each phase of development, full details of any proposed external lighting (the External Lighting Scheme) for that phase shall be submitted to and approved in writing by the local planning authority. The local planning authority should consult RAF Northolt and TfL. Each External Lighting Scheme shall include details of the appearance and technical details/specifications, intensity, orientation and screening of lamps, siting, the means of construction and laying of cabling, the timing of installation and details of the proposed hours of operation. The scheme should be designed to minimise the risk of light spillage beyond the development site boundary and into the sky and to avoid dazzle to nearby transport infrastructure, drivers on nearby roads and flight operations.

Each External Lighting Scheme is to be constructed and / or installed prior to occupation of the residential units within the relevant phase and shall be retained for so long as the development shall exist. No external lighting shall be installed other than that approved by this condition.

*Reason: To ensure that safety is not compromised with regard to the principles/practices of Secured by Design and to minimise adverse impacts of light pollution on the highway and public transport networks and RAF Northolt's flight operations.*

#### **Condition 21 – BREEAM Design Stage Certificate - non-residential**

Prior to the fit out of commercial units within each phase of development where relevant, a BREEAM New Construction 2018 Interim (Design Stage) Certificate, issued by the Building Research Establishment (BRE) or equivalent authorizing body, must be submitted to the local planning authority and approved in writing to show that an 'Excellent' rating will be achieved for the non-residential floorspace.

Reason: *In the interest of energy efficiency and sustainability.*

**Condition 22 – Water efficiency - residential**

Prior to first occupation of each phase of the development, a completed Water Efficiency Calculator for New Dwellings must be submitted to the local planning authority and approved in writing to show that internal potable water consumption for each of the dwellings will be limited to 110 litres per person per day (l/p/d) based on the Government's national calculation method for water efficiency for the purposes of Part G of the Building Regulations. The Water Efficiency Calculator should be accompanied by details of the location and type of all appliances or fittings that use water, the capacity or flow rate of any equipment and any rainwater or greywater collection systems incorporated as part of the development. The development shall be carried out in accordance with the approved details and the approved details shall be complied with for the life of the development.

Reason: *In the interest of energy efficiency and sustainability.*

**Condition 23 – Refuse and recycling**

Prior to the occupation of each phase of development hereby approved, full details of refuse and recycling storage shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented in full prior to occupation of that phase and retained thereafter.

Reason: *To avoid harm to the character and appearance of the streetscene and local area and to ensure adequate provision of refuse and recycling facilities in the interests of amenity for future and neighbouring occupiers.*

**Condition 24 – Biodiversity**

Prior to the occupation of each phase of development hereby permitted, a scheme for biodiversity enhancements in the form of a Habitat Management Plan (HMP) shall be submitted to and approved in writing by the local planning authority. This should include No Net Loss and Net Gain calculations, working to the provided methodology and in accordance with BS42020:2013; plans materials, specifications and data, to demonstrate in detail how all ecological mitigation, compensation and enhancement measures identified in the approved documents will be implemented within the development and details of the long-term ecological objectives, maintenance schedules, management and monitoring. Work shall be undertaken in accordance with the approved scheme and thereafter retained.

Reason: *To enhance the biodiversity value of the land*

**Condition 25 - Service and delivery plan**

Prior to occupation of the development, a Service and Delivery Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, servicing and deliveries shall be carried out as agreed within this approved plan.

Reason: *To ensure appropriate servicing of the site, to safeguard highway safety, and to safeguard the free flow of traffic.*

**Condition 26 – Site Waste Management Plan**

Prior to occupation of the development, a Site Waste Management Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, collection of refuse shall be carried out as agreed within this approved plan.

Reason: *To ensure appropriate servicing of the site, to safeguard highway safety, and to safeguard the free flow of traffic.*

### **Condition 27 – Car Parking Management Plan**

Prior to the first occupation of the development, a site wide Car Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority, and must include at least the following details:

- The proposed allocation of and management arrangements for all car parking spaces including the Blue Badge parking spaces;
- 16 Blue Badge spaces also demonstrating how increased demand for disabled parking could be met if required
- The provision of Electric Vehicle Charging Points (EVCP) in accordance with Intend to Publish London Plan Guidance;
- The safety and security measures to be incorporated within the development to ensure the safety of car/cycle parking areas; and

The car parking shall be provided and managed in accordance with the approved strategy for the life of the development, or as otherwise agreed in writing by the Local Planning Authority.

*Reason: Car parking management must be identified to ensure that it is appropriately allocated and not to prejudice the free flow of traffic or conditions of general safety along the internal roads and adjoining highway.*

### **Condition 28 – Urban Greening Factor**

Prior to occupation of each phase of development, documentary evidence must be submitted to the local planning authority and approved in writing to show that each phase of development would contribute to achieving the site wide urban greening factor of at least 0.4. The measures set out in that evidence for achieving an urban greening factor of at least 0.4 shall thereafter be retained.

*Reason: To improve urban greening and enhance the appearance and ecological value of the site.*

### **Condition 29 – Landscaping**

Prior to the occupation of each phase of development, full details of hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. The soft landscape plans shall include details of all existing trees and shrubs and proposed planting. The planting plans at a scale of 1:100 (or as agreed with the local planning authority) shall be supported by plant schedules (species, quantities, plant / container sizes and planting densities / spacing), a written specification of work and full design details of tree pits. This should include pollution absorbing trees and species.

Hard landscape details shall include all external surfacing (including pathways, provision for cyclists in consultation with TfL, steps and slopes that provide wheelchair users with a smooth, seamless surface, with appropriately positioned crossing points), boundary treatments (fencing and enclosures), street furniture including lighting, signage, wayfinding, bins, seating, cycle parking, details of an external environment that is conducive to the mobility needs of blind and visually impaired people, play equipment and other furniture along with public art.

As well as public spaces, the hard and soft landscaping shall include details of private/communal rooftop terraces, gardens and living roofs.

A landscape management and maintenance plan is required to ensure that the landscape is established and maintained in accordance with the design objectives.

Existing and proposed levels, or contours, shall be provided, including cross-sections where appropriate.

Existing and proposed functional services, above and below ground, shall be specified (which shall be compatible with existing and proposed planting).

All hard and soft landscaping and tree planting shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards (in particular, BS 3882: Specifications for Topsoil, Recommendations (2015) and BS 8545: Trees from Nursery to Independence in the Landscape, Recommendations (2014) and other recognised codes of good practice.

The works shall be carried out prior to the occupation of any part or relevant phase of the development or in accordance with the timetable agreed with the local planning authority.

Any tree(s) or plants that (within a period of five years after planting) are removed, die, or (in the opinion of the local planning authority) are damaged or defective shall be replaced as soon as is reasonably practicable with others of a similar size/species/number as originally approved, unless the local planning authority gives its consent to any variation.

*Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape and that older and disabled people have good access to the development.*

### **Condition 30 – Green/brown roofs**

Prior to fit out of each phase, detailed proposals for accommodating green/brown roofs as part of the design and layout of the development shall be submitted to the local planning authority and approved in writing. This should include design/product specifications, the proposed implementation timescale and arrangements for on-going maintenance. Where a green roof is not proposed, the submitted documentary evidence should demonstrate why this would not be feasible or viable having regard to existing site constraints. Each phase of development shall be carried out in accordance with the approved details and the green/brown roofs and/or green walls shall thereafter be retained.

*Reason: To protect, enhance and create habitats for biodiversity.*

### **Condition 31 – Waste water**

No properties within each phase shall be occupied until confirmation from the developer has been provided that either: all wastewater, surface water and all water network upgrades required to accommodate the additional flows from the development have been completed; or a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan. Prior to occupation of each phase, details shall be submitted to and approved by the local planning authority. The relevant phase of development shall only be constructed in accordance with the approved details and thereafter retained.

*Reason: The development may lead to sewage flooding and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional flows anticipated from the new development. Any necessary reinforcement works will be necessary in order to avoid sewer flooding and/or potential pollution incidents.*

### **Condition 32 – Cycle parking provision**

The total minimum quantum of cycle parking across the development shall not be less than 967 cycle parking spaces: 931 to serve the residential component (918 long stay and 13 short stay) and 36 to serve the commercial component (7 long stay and 29 short stay).

a) Prior to the occupation of the development hereby approved, a Cycle Parking Management Plan shall be submitted to and approved by the local planning authority. The CPMP should include details of the allocation of cycle spaces between the market and affordable housing units and other land uses; details on how these cycle spaces and access to cycle stores will be managed and enforced; details of the design and materials of cycle stands/storage; details of shower, changing area and locker facilities provision and, details on CCTV and lighting for the cycle storage area. The approved allocations and details are to be completed prior to the occupation of the residential units and/or other uses within that part of the development and shall be permanently retained thereafter.

b) A minimum of 5% of long stay cycle spaces and their accesses are to be designed to be large enough to accommodate adapted cycles, cargo and other types of larger cycles.

c) The relevant phase of the development shall not be occupied until the relevant amount of cycle parking spaces for that phase have been installed and ready for use in accordance with the approved details and the approved CPMP has been implemented in full. Such spaces shall be retained thereafter for this use only by occupiers and visitors to this part of the development only and solely in accordance with the approved CPMP.

*Reason: In order to encourage the use of cycling as a sustainable mode of transport.*

#### **Condition 33 – Sound installation**

The scheme shall be designed to ensure that noise levels in the shell unit of NR75 does not exceed NR20 in the first floor flats. Tests that demonstrate this shall be required prior to occupation of the flats, and noise limit included in the tenant's lease that if they wish to exceed NR75, they will be responsible for the provision of additional sound insulation.

*Reason: To protect the amenity of future occupants.*

#### **Condition 34 – Landscaping and Estate Management Plan**

Prior to occupation of each phase of the development, a landscaping management plan and Estate Management Plan for that phase shall be submitted to and approved in writing by the local planning authority. The plan for each phase of the development shall set out how the planting will be managed for a minimum of five years to ensure full and successful establishment of plants and trees. The plans shall identify all landscaped areas that will be under communal management and clearly specify that properly qualified horticulturists will be contracted to manage the site. The planting shall be thereafter managed in accordance with the approved management plan.

*Reason: To ensure the provision, establishment and maintenance of a reasonable standard of landscape in accordance with the approved designs.*

#### **Condition 35 – Circular Economy Statement (post completion report)**

Following occupation of any phase / building, a Post Completion Report setting out the predicted and actual performance against all numerical targets in the relevant Circular Economy Statement shall be submitted to and approved in writing by the local planning authority. The Post Completion Report shall provide updated versions of the Recycling and Waste Reporting form and Bill of Materials.

*Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.*

#### **Condition 36 – Whole life carbon**

Prior to the occupation of each building the post-construction tab of the GLA's whole life carbon assessment template should be completed accurately and in its entirety in line with

the GLA's Whole Life Carbon Assessment Guidance. The post-construction assessment should provide an update of the information submitted at planning submission stage, including the whole life carbon emission figures for all life-cycle modules based on the actual materials, products and systems used. This should be submitted to the GLA at: [ZeroCarbonPlanning@london.gov.uk](mailto:ZeroCarbonPlanning@london.gov.uk), along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the relevant building.

*Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings.*

#### **4) Compliance Conditions:**

##### **Condition 37 – Bird strike risk**

The development hereby approved shall be carried out strictly in accordance with the submitted Bird Hazard Management Plan (ref. BMD.19.020.RPE/TN.803.BHMP, September 2019) and shall remain in force for the life of the development.

*Reason: In the interests of aircraft safety.*

##### **Condition 38 – Cooling strategy - residential**

The development shall be carried out in accordance with the approved details set out within Energy Statement - JR/5550/17, Ver 01/10/19 specifically the measures which include:

- Glazing details (U = 1.2 W/m<sup>2</sup>.K; G' value of 0.36);
- High performance internal blinds,
- Openable windows or MVHR to achieve adequate ACH as required within each apartment type (refer to CBC Energy Statement Appendix D).

and any approved measures shall thereafter be retained for the life of the development.

*Reason: In the interest of energy efficiency and sustainability.*

##### **Condition 39 – Flood risk and Sustainable Urban Drainage System**

The development must be carried out strictly in accordance with the Flood Risk Assessment, including SUDS Assessment and Drainage Strategy (dated September 2019) and Surface water management report (dated September 2019), prepared by icis design limited, and shall be maintained as such thereafter, unless otherwise agreed first in writing with the local planning authority.

*Reason: To make sure that the development provides the environmental sustainability features included in the application.*

##### **Condition 40 – Noise - External Facade Levels, Glazing & Ventilation**

The development shall be carried out in accordance with the recommendations for the control of external noise set out in Section 6.1.3 of the Planning Application – Acoustic Assessment Report rev 9 dated 22.1.20 ref NDT5882/17025/Rev. 9

Mitigation measures must include:

- Glazing which meets the requirements set out in section 6.1.3 of the above report
- Ventilation provided by mechanical means (where necessary)
- Façade comprising brick outer, 100 mm cavity containing mineral wool, and two layers of plasterboard inner (Rw(Ctr) 60 (-4)) dB.

*Reason: In order to safeguard the residential amenity of future occupiers in line with the recommendations of the acoustic assessment.*

**Condition 41 – Fire strategy**

The development shall be carried out in accordance with the approved details within the Fire Strategy document ref. OF-OFS-3671-01-E, Rev E, 22nd April 2020, Omega Fire (BB7)

*Reason: To ensure that the development incorporates the necessary fire safety measures.*

**Condition 42 – Air quality**

The development shall be carried out in accordance with the approved details within the Air Quality Assessment (New) - ref. MR/CS/P19-1773/02 Rev A, April 2020 and Air Quality Technical Note – Air Quality Neutral Assessment - BD/P19-1773/01TN, June 2020.

*Reason: To ensure that the development provides appropriate air quality mitigation.*

**Condition 43 – Car parking**

The parking areas hereby approved shall be implemented in accordance with the approved plans, prior to the first occupation of the relevant phase of development, shall be retained in perpetuity thereafter and used only for the parking of motor vehicles associated with the development, unless removed as agreed through the Car Parking Management Plan. The parking spaces shall not be sub-let or used for off airport car parking.

*Reason: To ensure that the development is undertaken in accordance with the objectives of the approved Transport Assessment (TA) and TA Addendum and in compliance with sustainability principles.*

**Condition 44 – Flexible use**

(a) No ground floor commercial/flexible unit shall exceed 300sq metres in size.

(b) Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (and any statutory instrument revoking, re-enacting or modifying either order), the Class D1 floorspace shall not be used for schools, places of worship, banqueting halls and any other high trip generating uses as specified in the schedule to the Use Classes Order on 31 August 2020.

*Reason: To ensure that the proposal meets the needs of the community and to minimise parking stress in the local area.*

**Condition 45 - Hours of commercial uses**

Any approved floor space which is used for a use falling within Use Classes A1, A3, B1 or D1 as specified in the schedule to the Use Classes Order on 31 August 2020 shall not be open for customers outside the following hours:

07.00 to 23.00 on Monday to Saturday, and 7.00 to 22.30 on Sundays, Public and Bank Holidays, unless otherwise agreed by the local planning authority

*Reason: To safeguard the amenities of future occupiers proposed within this development.*

**Condition 46 – Wheelchair parking**

Not less than 3% of the total provision of car parking spaces (with capability to provide an additional 7% if necessary as agreed) shall be provided as accessible which shall be secured by way of deed or covenant. The accessible parking bays shall accord with the design principles as set out in BS 8300:2018, with all defining features and facilities retained in perpetuity.

Reason: To ensure that sufficient housing stock is provided to meet the needs of wheelchair users.

#### **Condition 47 - Construction Work Hours**

(a) No construction or building works shall be carried out on the site except between the hours of 0800 and 1800 on Mondays to Fridays and between 0800 and 1300 on Saturdays.

(b) Deliveries of construction and demolition materials to and from the site by road shall take place between the hours of 0800 and 1800 Monday to Friday and between 0800 and 1300 on Saturday and at no other time including on any Bank of Public Holidays.

Reason: To ensure that demolition and construction does not prejudice the ability of neighbouring and future occupiers reasonable enjoyment of their properties.

### **5) Other conditions – to be complied with and discharged in accordance with the specified requirements:**

#### **Condition 48 - Timing of vegetation clearance (breeding birds)**

All removal of trees, hedgerows, shrubs, scrub or tall herbaceous vegetation shall be undertaken between September and February inclusive. If this is not possible then a suitably qualified ecologist shall check the areas concerned immediately prior to the clearance works to ensure that no nesting or nest-building birds are present. If any nesting birds are present, then the vegetation shall not be removed until the fledglings have left the nest. The ecologist shall certify this to the satisfaction of the Local Planning Authority.

Reason: To ensure all wild birds, their nest and young are protected during the nesting period under The Wildlife and Countryside Act 1981 (as amended).

#### **Condition 49 – Energy strategy**

Within three months of first occupation, a certificated Post Construction Review, or other verification process agreed with the local planning authority, shall be provided, to demonstrate that the agreed standards set out in the Energy Assessment, dated October 2019 (or any relevant revised Strategy or Energy Addendum that has been approved in writing by the relevant local planning authority, where appropriate) have been met. The proposed development shall be designed to permit a future connection to a District Heat Network should a feasible and viable connection become available in the future.

Reason: To ensure satisfactory compliance with the submitted energy assessment.

#### **Condition 50 – Antenna**

No satellite antenna, apparatus or plant of any sort (including structures or plant in connection with the use of telecommunication systems or any electronic communications apparatus) shall be erected on the site or roof of any buildings unless and until details of their size and location have previously been submitted to and approved by the local planning authority in consultation with RAF Northolt. The relevant part of the development shall be carried out in accordance with the approved details and thereafter retained.

Reason: To safeguard RAF Northolt flight operations and in the interests of visual amenity.

#### **Condition 51 – Shopfronts**

6 months prior to each occupation of the Commercial Units, details and specification of shopfronts (showing window reveals, frames, cills and headers) at a scale of 1:20 shall be submitted to and approved in writing by the local planning authority in relation to the relevant

phase. The development shall only be constructed in accordance with the approved details and the approved details shall be complied with for the life of the development.

*Reason: To ensure a satisfactory standard of external appearance of the development.*

#### **Condition 52 – Odour control**

There shall be no cooking in the commercial units within the development, such that you must not cook raw or fresh food unless details of the design, construction, installation and maintenance of a suitable ventilation system and any associated equipment have been submitted and approved in writing by the local planning authority. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter, unless otherwise agreed first in writing by the local planning authority.

*Reason: To ensure that neighbouring properties do not suffer from cooking smells, as there are insufficient details about kitchen extractor equipment.*

#### **Condition 53 - Non-road transportable industrial equipment or vehicles**

During onsite construction of any phase of development, all non-road transportable industrial equipment or vehicles which are fitted with an internal diesel powered compression ignition engine between 37 and 560KW and not intended for transporting goods or passengers on roads are required to meet Stage IIIB of EU Directive 97/68/E and be NRMM registered. Such vehicles must be run on ultra low sulphur diesel (also known as ULSD 'cleaner diesel' or 'green diesel'). "Ultra low sulphur diesel" means fuel meeting the specification within BS EN 590. Where these standards are succeeded, they should be applied when reasonable.

Exemptions to these standards may be granted for specialist equipment or for equipment with alternative emission reduction equipment or run on alternative fuels. Such exemptions shall be applied for in writing to the local planning authority in advance of the use of such vehicles, detailing the reasons for the exemption being sought and clearly identifying the subject vehicles. Exemptions that are granted will be in writing and such vehicles must not be used until written exemption has been issued by the local planning authority.

No vehicles or plant to which the above emission standards apply shall be on site, at any time, whether in use or not, unless it complies with the above standards, without the prior written consent of the local planning authority.

*Reason: To protect the amenity of future occupants and neighbours, and to safeguard air quality.*

#### **Condition 54 - Mechanical plant and ventilation**

a) Prior to installation, full details of any mechanical ventilation or other plant associated with the commercial operation of the relevant phase shall be submitted to and approved in writing by the local planning authority. The submitted details should include full specifications of all filtration, deodorising systems, noise output and termination points. Particular consideration should be given to the potential high level discharge of kitchen extract air/the discharge of toxic or odoriferous extract air where a high level of discharge is usually essential. The approved scheme shall be completed prior to occupation of the relevant phase and shall be permanently retained thereafter.

b) Prior to the installation of any mechanical plant associated with each phase of the development hereby permitted, an acoustic report demonstrating that at all times the operational plant on site shall not give rise to a BS4142 rating level greater than 10 dB below the background noise level at the nearest or worst affected property, shall be submitted to and approved by the local planning authority. The mechanical plant as approved shall be installed and permanently retained thereafter.

c) Should primary cooking take place within one of the flexible commercial uses proposed, prior to its occupation full details, with calculations, of the proposed extraction system should be submitted to and approved in writing by the local planning authority. The submission shall include, where applicable, details of:

- (i) The extract fan, silencers, anti-vibration mounts, high velocity cowl, filters, odour abatement and any other items of plant;
- (ii) The velocity of the air at final discharge and duct termination height and location;
- (iii) The retention time of gases in the carbon filters (where applicable);
- (iv) A maintenance schedule;

Before commencement of the approved use, the approved extraction system shall be installed on site in accordance with the approved details and shall be retained thereafter. Any variations thereafter shall be agreed in writing by the local planning authority.

*Reason: To protect the amenity of future occupants and neighbours.*

#### **Condition 55 - Grease trap or grease digester system**

Prior to installation, full details of the grease trap or grease digester system to be installed for any commercial kitchen within the development shall be submitted to and approved in writing by the local planning authority. Details should include plan and sectional drawings with measured drain sizes and invert levels, full manufacturers specifications etc. The approved scheme is to be completed and installed prior to occupation of the relevant commercial kitchen and shall be permanently retained thereafter.

*Reason: To safeguard the sewage and drainage network.*

#### **Condition 56 – BREEAM Final Certificate - non-residential**

Within 3 months of the first occupation of commercial units within each phase of development where relevant, a BREEAM New Construction 2018 Final (Post-Construction) Certificate, issued by the BRE or equivalent authorizing body, must be submitted to the local planning authority and approved in writing, to demonstrate that an 'Excellent' rating has been achieved. Construction Stage assessment will be produced post-occupancy, to allow time for collation of accurate evidence, and for the 2-month review and comment period by the BRE.

*Reason: In the interest of energy efficiency and sustainability.*

#### **Condition 57 – Piling Method Statement**

No piling shall take place until a piling method statement detailing the depth, type of piling, methodology including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure and the programme for the works, has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. The development shall be carried out in accordance with the approved details.

*Reason: To protect underground strategic water main utility infrastructure, as piling has the potential to impact on local underground water utility infrastructure.*

#### **Condition 58 – Secured by design**

(1) Prior to carrying out above grade works of each building or part of a building, details shall be submitted to and approved, in writing, by the Local Planning Authority to demonstrate that such building or such part of a building can achieve full Secured by Design Accreditation. The development shall only be carried out in accordance with the approved details.

(2) Prior to the first occupation of each building or part of a building or use, a Secured by Design accreditation shall be obtained for such building or part of such building or use. This

will ensure the building has the minimum recommended resilience to crime and anti social behaviour issues that it will face for this area.

*Reason: To ensure the development provides a safe and secure environment.*

### **Condition 59 – Materials and detailing**

Detailed drawings or samples of materials as appropriate, in respect of the following shall be submitted to and approved in writing by the local planning authority before the relevant part of the works is begun, and the works shall not be carried out other than in accordance with the details so approved and shall thereafter be so maintained:

- (a) Samples of materials
- (b) Details of roof parapets, window and door reveals, spandrel panels
- (c) Details of balconies, railings, metal cladding,
- (d) Details of signage and external lighting

#### Sample panels required

Sample panels of facing brickwork showing the proposed colour, texture, facebond and pointing shall be provided on site, and approved in writing by the local planning authority before the relevant parts of the approved works are commenced, and the sample panels shall be retained on site until the work is completed in accordance with the panel (s) so approved.

#### Windows and doors

Elevation drawings at a scale of 1:20 and plan and vertical sectional drawings at a scale of 1:2 of the proposed windows and doors shall be submitted to and approved in writing by the local planning authority before the relevant parts of the approved works are commenced. The works shall be undertaken in accordance with the approved details.

#### Balcony and Screen Details

Details of balconies shall include consideration of the need to prevent overlooking into adjoining properties through appropriate design in terms of height and treatment of balcony screens.

*Reason: To ensure that the development presents a satisfactory appearance.*

### **Condition 60 – Wheelchair housing**

The development hereby approved shall ensure that 10% of the residential units are constructed to meet the standards for Category 3 M4(3) dwelling, with all remaining units designed to the standards for Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

A building completion certificate, issued by Building Control or an equivalent representative body, confirming compliance with the prescribed standards for M4(2) and M4(3) dwellings as set out in Approved Document M to the Building Regulations (2010), 2015 edition, shall be submitted to the Local Planning Authority within 6 months of the completion of the relevant block.

*Reason: To ensure an appropriate standard of housing stock is achieved and maintained.*

### **Condition 61 – Low and zero carbon energy technologies**

Prior to above ground works, full details of the low and zero carbon energy technologies as proposed in the energy assessment (Cudd Bentley, JR/5550/17) shall be submitted to and approved in writing by the Local Planning Authority. The details shall include full specifications of the technology and equipment to be used, their location on the site, and

how they meet the energy and carbon dioxide reduction targets identified in the energy assessment. The details shall also include noise assessments for the air source heat pumps, roof and elevation plans for the PVs (as well as fixing mechanisms and sunlight assessment), and maintenance schedules for both technologies. Finally the details shall also include proposals to monitor performance of the technology and how this will be reported to the Council on an annual basis. The development must proceed in accordance with the approved details and CO2 reductions achieved by the technologies proposed reported annually for a 3 year period from occupation.

*Reason: To ensure the development contributes to a reduction in CO2.*

### **Condition 62 – Playspace**

Details of the boundary treatment, landscaping and play equipment provision of the children's play area, including details of children's play equipment to be installed, to include young people with sensory and/or complex multiple disabilities shall be submitted to and agreed in writing by the local planning authority prior to the commencement of above ground works the relevant phase of the development. The approved scheme shall be carried out prior to the occupation of any part of the relevant phase hereby permitted and thereafter retained in perpetuity.

*Reason: To ensure compliance with development plan policy which seeks the provision of children's play spaces.*

### **Condition 63 – Rooftop Plant, Screening and Parapet**

No building within each phase of development shall commence above ground works unless and until details of the rooftop plant, screening and parapet at a scale of 1:20 have been submitted to and approved in writing by the local planning authority in relation to the relevant phase. Details must include materials, colour, finish, elevation and section plans. The approved details are to be constructed/installed prior to the occupation of the relevant building and thereafter retained.

*Reason: To ensure a satisfactory standard of external appearance and to protect local amenity.*

### **Condition 64 – Finished levels**

No above ground works shall take place on each phase until there has been submitted to and approved by the local planning authority details of all finished levels. There shall be no change in levels unless specifically shown on the approved plans.

*Reason: To ensure a satisfactory standard of development is provided.*

### **Condition 65 – Photovoltaic (PV) Panels**

No building within each phase of the development shall be constructed above ground level unless and until the full details of the proposed location and manufacturers specification(s) for PV panels in that phase have been submitted to and approved by the local planning authority in consultation with RAF Northolt. The development shall only be constructed in accordance with the approved details.

*Reason: To safeguard RAF Northolt's flight operations and reduce carbon emissions from the development.*

### **Condition 66 – Sustainable water management**

Prior to commencement of above ground level works, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall clearly demonstrate how it manages water and

demonstrate ways of controlling the surface water on site by providing information on minimising water use.

- i. incorporate water saving measures and equipment.
- ii. provide details of how rain and/or grey water will be recycled and reused in the development.

*Reason: To ensure that the development appropriately minimises water use.*

#### **Condition 67 – Fire evacuation lifts**

Prior to above ground works for each building details shall be submitted to and approved in writing by the local planning authority demonstrating that a minimum of at least one lift per core (or more subject to capacity assessments) will be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building. The development shall be carried out in accordance with these details and maintained as such in perpetuity.

*Reason: In the interests of fire safety.*

#### **Condition 68 – Digital connectivity infrastructure**

Prior to above ground works for each building detailed plans shall be submitted to and approved in writing by the local planning authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the development. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.

*Reason: To contribute to London's global competitiveness.*

#### **Condition 69 – Free drinking water**

Prior to the above ground works for Building 1, plans and details shall be submitted to and approved in writing by the local planning authority demonstrating the provision and future management of free drinking water within the public realm. The plans and details shall show the location and design of the proposed drinking water infrastructure, along with measures to ensure its future maintenance and management. The development shall be carried out in accordance with these plans and details, and drinking water made available to the public for free in accordance with the plans and details in perpetuity.

*Reason: To ensure sustainable provision of free drinking water, to minimise plastic waste.*

#### **Informatives:**

**1. S106 agreement** - You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.

**2. Pre-commencement conditions** - The pre-commencement and pre-occupation conditions attached to this decision notice are considered necessary in order to safeguard transport infrastructure, protect the amenities of existing residents, future occupiers and users of the proposed development and to ensure that the proposed development results in a sustainable and well-designed scheme amongst other matters.

**3. CIL payment and liability notice** - The Greater London Authority consider that this permission is liable for a contribution under the Community Infrastructure Levy (CIL). Before work commences there are certain forms which you must complete and return to the London Borough of Hillingdon. Please note that penalty surcharges could be added to contributions

should CIL regulations not be followed. Further details of what to submit and timescales in relation to the Community Infrastructure Levy can be found online at - <https://www.gov.uk/guidance/community-infrastructure-levy>. CIL forms can be found at - [https://www.planningportal.co.uk/info/200126/applications/70/community\\_infrastructure\\_levy/5](https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5)

**4. Adverts** - You are advised that any advertisements to be erected at the premises may require consent under the Control of Advertisement Regulations 2007.

**5. Site notices** - Where applicable the developer/applicant is hereby advised to remove all site notices on or near the site that were displayed in pursuant to the application.

**6. Pre-application** - The applicant was provided with pre-application advice. The GLA as local planning authority was able to negotiate successfully with the applicant to amend the application so that it complied with the relevant policies. The Mayor has accordingly granted planning permission.

**7. Further approval and consents** - This approval only grants permission under Section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control, the London Borough of Hillingdon before proceeding with the work.

**8. Housing ventilation** - The mechanical ventilation to the bathrooms should comply with Part F of the Building Regulations 2010. Where the kitchen areas form part of a living room they should be provided with mechanical extract ventilation (or other approved alternative to a window opening) to prevent transmission of water vapour and odours to the living areas. Kitchens without windows should have mechanical ventilation to comply with the latest Building Regulations.

**10. National Grid overhead lines** - National Grid's Overhead Line/s is protected by a Deed of Easement/Wayleave Agreement which provides full right of access to retain, maintain, repair and inspect our asset. Statutory electrical safety clearances must be maintained at all times. National Grid recommends that no permanent structures are built directly beneath our overhead lines. These distances are set out in EN 43 – 8 Technical Specification for overhead line clearances Issue 3 (2004): [http://www.nationalgrid.com/uk/LandandDevelopment/DDC/devnearohl\\_final/appendixIII/appIII-part2](http://www.nationalgrid.com/uk/LandandDevelopment/DDC/devnearohl_final/appendixIII/appIII-part2). The relevant guidance in relation to working safely near to existing overhead lines is contained within the Health and Safety Executive's ([www.hse.gov.uk](http://www.hse.gov.uk)) Guidance Note GS 6 'Avoidance of Danger from Overhead Electric Lines'. Plant, machinery, equipment, buildings or scaffolding should not encroach within 5.3 metres of any high voltage conductors at the point where the conductors are under their maximum 'sag' or 'swing' conditions. Overhead Line profile drawings should be obtained using the above contact details. If a landscaping scheme is proposed as part of the proposal, we request that only slow and low growing species of trees and shrubs are planted beneath and adjacent to the existing overhead line to reduce the risk of growth to a height which compromises statutory safety clearances.

**11. Water mains** - The proposed development is located within 15 metres of Thames Water underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please see 'Working near our assets' guide to ensure workings are in line with the necessary processes that need to be followed if working above or near Thames Water pipes or other structures: <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>. Further information available from Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) Phone: 0800 009 3921 (Monday to Friday,

8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, should be submitted to the local planning authority in consultation with Thames Water, prior to the commencement of each phase of development. Unrestricted access to Thames Water must be available at all times for the maintenance and repair of water infrastructure during and after the construction works.

### **Statement of positive and proactive action in dealing with the application**

In dealing with this application, the Mayor, acting as the Local Planning Authority, has expeditiously considered the application against all relevant national, regional and local planning policy; and has decided to grant planning permission in accordance with the recommendation in GLA Representation Hearing report GLA/0995g/03. The Mayor has, therefore, worked in a positive, proactive and creative manner in relation to dealing with this planning application in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015 and paragraph 38 of the National Planning Policy Framework. The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

A handwritten signature in black ink that reads "John Finlayson". The signature is written in a cursive style with a long horizontal line extending to the right.

**John Finlayson**  
Head of Development Management

### Notes:

This is a planning permission only. It does not convey any approval or consent that may be required under Building Regulations or any other enactment.

## **NOTES TO APPLICANTS**

### **Statement of Applicant's Rights arising from the refusal of planning permission or from the grant of permission subject to conditions.**

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within 6 months of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from the The Planning Inspectorate, Room 3 O/P, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/government/organisations/planning-inspectorate>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

### **Purchase Notices and Compensation**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subjects to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council requiring the Council to purchase the land in accordance with the provision of Part IX or the Town and Country Planning Act 1990. In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal. These circumstances are set out in sections 169 and related provisions of the Town and Country Planning Act 1990.