



Old Oak and Park Royal  
Development Corporation

# Authority Monitoring Report

2021-2022 Monitoring Period

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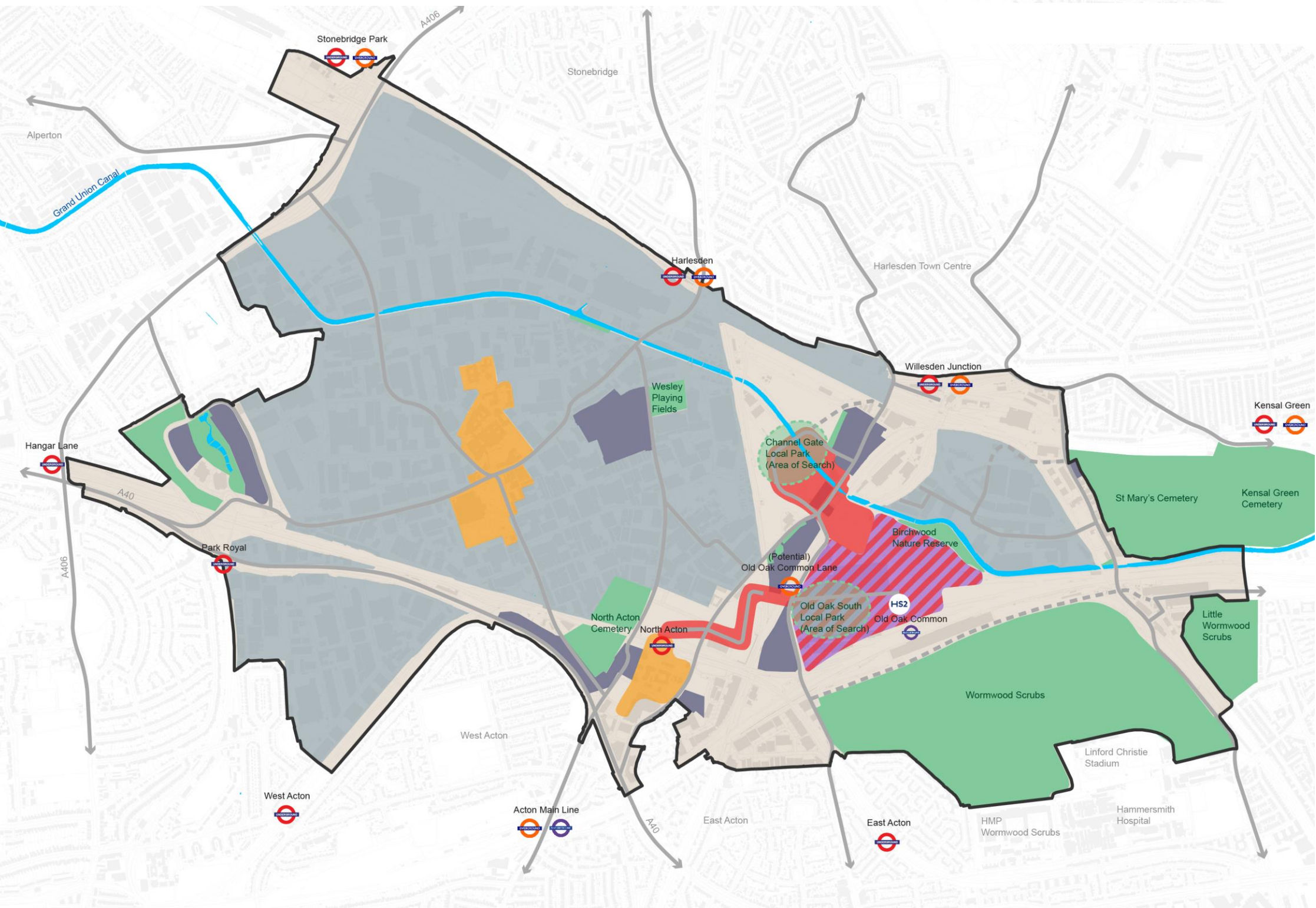
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# 1 Introduction

- 1.1 The Old Oak and Park Royal Development Corporation (OPDC) was established by the Mayor of London on the 1<sup>st</sup> of April 2015. The mission of the Corporation is to ensure that the maximum benefits for London are achieved through the once in a generation opportunity presented by the development of a major new transport hub in the area which will connect the Elizabeth Line with High Speed 2 and national rail services.
- 1.2 The OPDC area covers the Old Oak Park Royal Opportunity Area in the Mayor's London Plan (2021), which identifies the area as having a capacity to deliver an indicative 25,500 homes and 65,000 jobs, making it one of the largest regeneration projects in the UK.
- 1.3 Upon its establishment as a Mayoral Development Corporation, the OPDC also became the Local Planning Authority for the area, giving it responsibility for planning decisions, the preparation of a new Local Plan and the introduction of a Community Infrastructure Levy (CIL).
- 1.4 The Planning and Compulsory Purchase Act (2004) as amended and the Town and Country Planning (Local Planning) (England) Regulations 2012 require that local planning authorities produce and publish an "Authority Monitoring Report" annually. This report must include information on progress of preparation of any Local Plan, Neighbourhood Plan or Community Infrastructure Levy that is being prepared for its area. Where a Local Plan has been adopted, it must include monitoring information for that plan and in the case of an adopted CIL the amount of CIL monies collected and allocated/spent within that year.
- 1.5 This Authority Monitoring Report (AMR) is the seventh that OPDC has prepared in its role as a Local Planning Authority and relates to the period covering the 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2022. The report outlines the Corporation's progress towards adopting a new Local Plan and CIL Charging Schedule, details of which are included in Sections 2 and 3 of this document. Details are also provided on development activity within the monitoring period, including housing starts and completions, and net/gain loss of industrial floorspace in the Strategic Industrial Location (SIL).
- 1.6 Once a new Local Plan and CIL Charging Schedule have been adopted by OPDC, future AMRs will report on the performance of the Local Plan against predetermined Key Performance Indicators (KPIs).



**Figure 1: Spatial Vision key diagram for OPDC area (as per Post Submission Modified Draft Local Plan, May 2021)**



## 2 Progress Towards Adoption of a Local Plan

### Local Plan Timetable

- 2.1 OPDC is currently progressing the development of a new Local Plan for its administrative area. The second [Regulation 19 draft Local Plan](#) was submitted to the Planning Inspectorate on behalf of the Secretary of State on 8 October 2018. The OPDC Local Plan Independent Examination commenced in November 2018 and examination hearings were held between April-July 2019. The Inspector issued Interim Findings for Old Oak North and the Sustainability Appraisal in October 2019. In March 2021, OPDC submitted proposed Main and Minor modifications to the Planning Inspector to address the Inspector's interim findings and other modifications requested by the Inspector during the examination. OPDC undertook a Main Modifications consultation from 17 May to 5 July 2021. The purpose of the consultation was to seek views on the proposed Main Modifications to text and figures, including the Policies Map. Four public hearing sessions on the post-submission draft Local Plan and associated evidence documents took place on 11 January and 12 January 2022. OPDC received the Inspector's final report on 1 April 2022. This recommends that, subject to the Main Modifications set out in the report, the draft OPDC Local Plan can be regarded as legally compliant and sound. OPDC's Board is considering adoption of the Local Plan on 22 June 2022.
- 2.2 The timetable for adoption of the Local Plan is outlined in Figure 2.

Figure 2: Local Plan Timeline



- 2.3 Until OPDC adopts its own Local Plan for the OPDC area, Local Authority Development Plan Documents (DPDs), with the weight of the stage at which they had reached on 1st April 2015, will apply to the areas that they cover. These DPDs are outlined in Table 2.1.

Table 2.1: DPDs in force within OPDC area.

Borough	Development Plan Document
London Borough of Brent	<ul style="list-style-type: none"> <li>Core Strategy;</li> <li>Site Specific Allocation DPD;</li> <li>Draft Development Management Policies DPD;</li> <li>Saved UDP Policies;</li> <li>Policies Map;</li> <li>West London Waste Plan;</li> </ul>
London Borough of Ealing	<ul style="list-style-type: none"> <li>Development (Core Strategy) DPD;</li> <li>Development Management DPD;</li> <li>Development Sites DPD;</li> <li>Draft Planning for Schools DPD;</li> <li>Policies Map;</li> <li>West London Waste Plan.</li> </ul>

## **Local Plan and Key Performance Indicators**

- 2.4 The role of the Local Plan Key Performance Indicators (KPIs) is to measure the success and effectiveness of the policies of OPDC's Local Plan, and identify any potential need for a review of all or part of the Local Plan. When the Local Plan has been adopted OPDC will report annually on these indicators in the Authority Monitoring Report. This pre-adoption version focuses principally on development of homes, Section 106 contributions and net/gain loss of industrial floorspace.

### 3 Progress and Status of Other Planning Policy Documents

#### Community Infrastructure Levy

- 3.1 The Planning Act 2008 and the Community Infrastructure Levy Regulations 2010 (as amended) provide local planning authorities with the power to prepare and adopt a Community Infrastructure Levy (CIL) for their areas.
- 3.2 The OPDC will consult on and adopt a CIL Charging Schedule for different types of development within the OPDC area. The levy will be used to pay for infrastructure required to support the existing and new community in Old Oak and Park Royal. The timetable for this is shown in the table 3.1 below.

*Table 3.1: Community Infrastructure Levy Timetable*

Stage	Date
Public consultation	Autumn 2022
Examination in Public	Spring 2023
Adoption	Autumn 2023

#### Statement of Community Involvement

- 3.3 The [Statement of Community Involvement](#) (SCI) sets out how stakeholders and the community, as a whole, will be involved in the process of preparing the Local Plan, Supplementary Planning Documents, Neighbourhood Planning as well as outlining how they will be consulted on planning applications. The SCI has the status of a special (Non Development Plan) Local Development Document.
- 3.4 First published in 2015, the SCI is regularly updated. The most recent version was updated and adopted in November 2020 to reflect the need for virtual engagement as a result of the Covid-19 pandemic.

#### Supplementary Planning Documents

- 3.5 OPDC may prepare Supplementary Planning Documents (SPDs) to support the implementation of Local Plan policies. OPDC is currently proposing to produce six SPDs, details of which are outlined in Table 3.2.

Table 3.2: Details of Proposed Supplementary Planning Documents

SPD Title	Purpose	Stage	Date
Planning Obligations SPD	Supplementary planning guidance for calculating and negotiating section 106 agreements relating to planning applications within the OPDC area.	Previous Public Consultation	January-February 2019 and Autumn 2021
		Further public Consultation	September 2022
		Adoption	Winter 2022/23
Industrial SPD	Supplementary planning guidance for industrial development.	Public Consultation	Autumn 2022
		Adoption	Spring 2023
Waste Management in High Density Development SPD	Supplementary planning guidance on how to manage waste in tall buildings in order to meet Mayoral municipal waste recycling targets.	Public Consultation	January-February 2019
		Adoption	Summer 2022
Passive Energy Performance, Daylight and Overheating in High Density Development SPD	Supplementary planning guidance on how to meet energy, daylight and overheating standards in tall buildings to conform with Mayoral requirements.	Public Consultation	January-February 2019
		Adoption	Summer 2022
Public Realm and Green Infrastructure SPD	Supplementary planning guidance on the public realm and delivery of green infrastructure within development and the public realm.	Public Consultation	Winter 2022/23
		Adoption	Summer 2023
Old Oak West SPD	Supplementary planning guidance for land uses, infrastructure, open spaces and built form in areas along Victoria Road, Old Oak Lane, and Old Oak Common Lane.	Engagement	From Autumn 2022
		Public consultation	Summer 2023
		Adoption	Winter 2023

## Neighbourhood Planning

- 3.6 The Localism Act 2011 amended the Town and Country Planning Act to make provisions for the preparation of Neighbourhood Plans by Neighbourhood Forums. These Plans can set planning policies to guide future development in a defined Neighbourhood Area and must be in general conformity with national policy as well as the strategic policies in the Mayor's London Plan and the OPDC's Local Plan. A Local Planning Authority must adopt a Neighbourhood Plan as part of its development plan if it passes with a majority vote in a local referendum.



Harlesden Neighbourhood Plan

- 3.7 The Harlesden Neighbourhood Plan was made (adopted) by OPDC on 25 July 2019 and now forms part of the OPDC statutory Development Plan. Legislation requires neighbourhood forums to apply for re-designation every 5-years. On 4 March 2021, OPDC Board re-designated the Harlesden Neighbourhood Forum for the portion of the Harlesden Neighbourhood Area within the OPDC area.

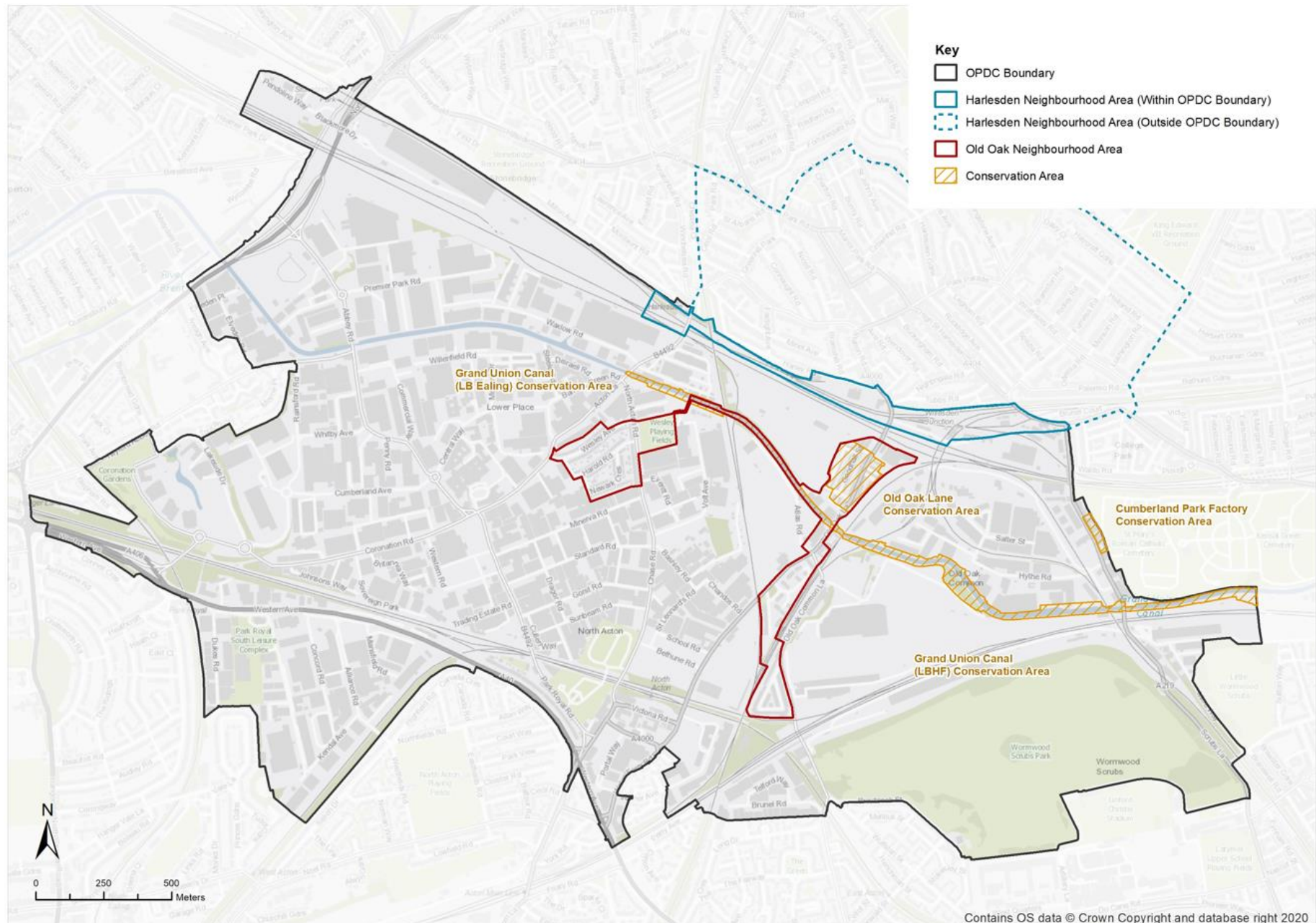
Old Oak Neighbourhood Area and Forum

- 3.8 OPDC formally re-designated the Old Oak Neighbourhood Forum on the 30<sup>th</sup> October 2021, and the Forum is currently progressing the development of a Neighbourhood Plan for the area covered by its boundary.

**Heritage**

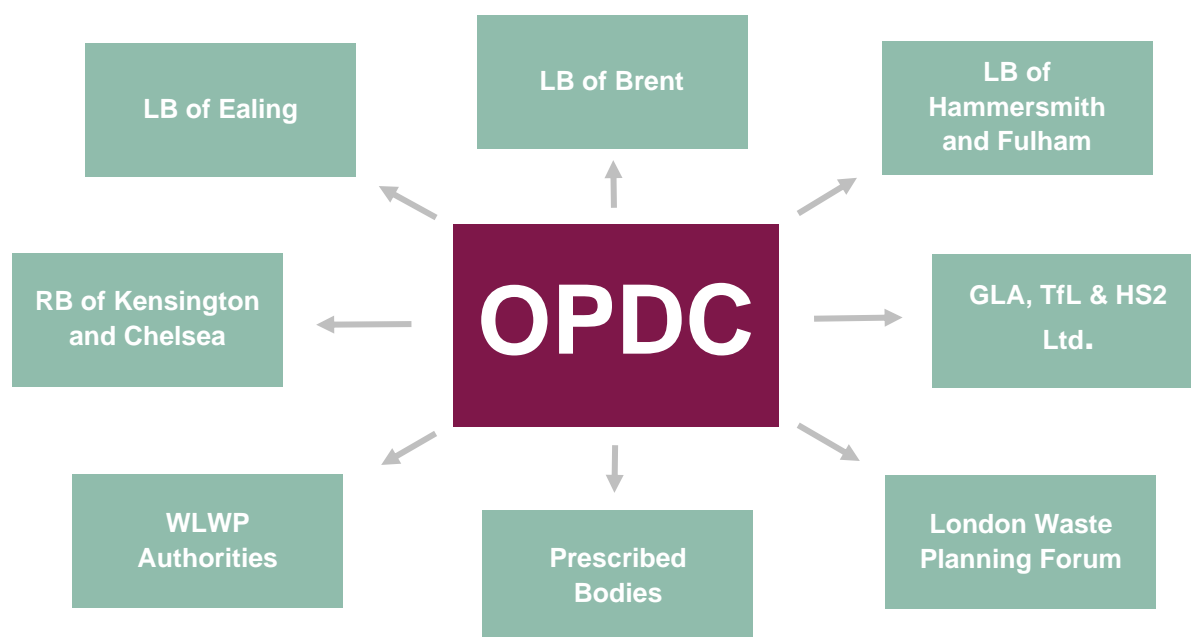
- 3.9 OPDC's **Local Heritage Listings** were adopted on 30 January 2020 and provide information for 64 non-designated heritage assets in the OPDC area. This ensures that the conservation of a non-designated asset is a material consideration in determining planning applications. It also helps OPDC to identify and use the asset to shape the character of new development.
- 3.10 Figure 3 shows the neighbourhood areas and conservation areas within OPDC.

Fig 3: Neighbourhood areas and conservation areas



## Duty to Cooperate

Figure 5: OPDC and Duty to Cooperate Bodies



- 3.11 The Duty to Cooperate (DtC) is a legal requirement set out in the Localism Act (2011). It requires local planning authorities and public bodies to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters. In accordance with the Duty to Cooperate, OPDC has been working closely with these authorities and bodies in the production of this draft Local Plan and in the preparation of other planning policy and development management and infrastructure delivery matters.
- 3.12 The OPDC holds a regular series of meetings to provide updates on emerging planning matters within the OPDC area. The meetings are attended by planning officers from the OPDC, the London Boroughs of Hammersmith and Fulham, Ealing, Brent (whose boundaries falls within the OPDC area) and Kensington and Chelsea (boundary adjacent to OPDC Area), the Greater London Authority (GLA) and Transport for London (TfL). In addition to this, the OPDC Planning Committee is comprised of four local councillors, each of whom has been nominated by the three boroughs whose boundaries fall within the OPDC area there are also four independent members.
- 3.13 Waste is a particularly key aspect of OPDC's duty to cooperate. OPDC works with the West London Waste Plan (WLWP) Authorities, which includes Brent and Ealing, and the Western Riverside Waste Authority, which covers the area of Hammersmith and Fulham.
- 3.14 In addition to regular Duty to Cooperate meetings and waste matters, the OPDC pro actively consults with prescribed bodies and wider stakeholders on planning matters relevant to their policy areas. Prescribed bodies include:
- Environment Agency
  - Historic England
  - Natural England
  - Mayor of London
  - Civil Aviation Authority

- Homes and Communities Agency (covered by GLA)
- NHS Brent CCG
- NHS Ealing CCG
- NHS West London (incl. RBKC) CCG
- NHS England
- Transport for London
- Highways England
- The Marine Management Organisation
- The Office of Rail Regulation
- London LEP

3.15 OPDC has published a [Duty to Cooperate Statement](#) which sets out further details on how OPDC has worked proactively with proscribed bodies in the formulation of planning policies for the submitted draft Local Plan.

3.16 OPDC also consults with wider stakeholders on the formulation of planning policy. These include:

- Harlesden Neighbourhood Forum
- Old Oak Neighbourhood Forum
- Canal and River Trust
- High Speed Two Ltd.
- Department for Transport
- Ministry of Housing, Communities and Local Government
- Park Royal Business Group
- Grand Union Alliance
- Local resident associations
- Local landowners
- Utility providers
- Wormwood Scrubs Charitable Trust
- Friends of Wormwood Scrubs
- Sport England

## 4 Development Activity

- 4.1 OPDC was established in April 2015 to drive the delivery of tens of thousands of new homes and new jobs in Old Oak and Park Royal. Table 4.1 below provides a summary of the key planning and development statistics for the OPDC area including homes completed within the monitoring period, the future planning pipeline incorporating homes started on site, planning permissions granted (not started) and resolutions to grant permission and homes expected to be brought forward for development through submitted applications, pre-apps or developer discussions. The table also summarises the net gain of industrial floorspace for the area since OPDC's establishment.

Table 4.1: Key Planning and Development Statistics 2020/21 Monitoring Period (Summary Table)

<b>Homes completed within monitoring period</b>	<b>1,078</b>
<b>Started on-site</b>	<b>1,931</b>
<b>Permission granted (not started)</b>	<b>1,484</b>
<b>Resolution to grant permission</b>	<b>730</b>
<b>Submitted Apps, Pre-Apps or Developer Discussions</b>	<b>4205</b>
<b>Total</b>	<b>8,350</b>
<b>Net gain of industrial floorspace</b>	<b>109,796 sqm</b>

- 4.2 As set out in Table 4.1, there are over 8,350 homes identified for delivery in the future planning pipeline. Of these, it expected that 7,576 homes will be delivered within the next five years, against a target in the London Plan to deliver 6,835 homes (or 7518 homes with a 10% buffer). OPDC will be working proactively with developers and landowners to encourage accelerated housing delivery on housing sites to seek to ensure earlier delivery of housing to help to better attain the London Plan targets. Full details of OPDC's five year supply of homes is contained in Appendix A.
- 4.3 OPDC is the local planning authority for its administrative area and is therefore responsible for plan making and decision taking. OPDC has full responsibilities for plan making but in respect of decision taking, a Scheme of Delegation has been agreed with the London Boroughs of [Ealing](#) and [Brent](#), where some applications within the OPDC area are delegated to the Borough to determine on behalf of OPDC.

### Housing Completions

- 4.4 Within the 2021/22 monitoring period, 1,078 **new housing units were completed** in the OPDC area. This exceeds the annual housing target of 1,005 as set out in the submitted draft Local Plan.
- 4.5 47% of the housing completed within the monitoring period were affordable housing by habitable room. 63% of the affordable housing completed was intermediate housing and 37% was social rent or London Affordable Rent.
- 4.6 Full details of the schemes completed within the monitoring period are contained in Table 4.2



Table 4.2: Schemes completed within monitoring period

Scheme	Borough	Decision Authority	Completion Date	Total Homes	Market	Affordable Units	Student Units*	Student Rooms
Land East of Victoria Centre (Acton Lane) 18/0210/FULOPDC	LB Brent	OPDC	August 2021	105	0	105	-	-
Oaklands, Old Oak Common Lane 15/0091/FULOPDC	LBHF	OPDC	Across the period	605	363	242	-	-
Regency Heights, Lakeside Drive 17-0076-FUMOPDC	LB Brent	OPDC	Across the period	367	220	147	-	-
Minor schemes	-		Across the period	1	-		-	-
<b>TOTAL</b>				<b>1,078</b>	<b>583</b>	<b>494</b>	<b>-</b>	<b>-</b>

- 4.7 As shown in Table 4.3, the **cumulative total of residential unit completions in the OPDC area since the Corporation was established in April 2015 is 3,299**. In accordance with the requirements in the London Plan 2021, 2.5 student bed spaces have been counted as 1 individual residential unit for monitoring purposes in this AMR.

Table 4.3: Cumulative Total Net Residential Unit Completions since April 1<sup>st</sup> 2015

	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	Total
<b>Annual</b>	543	696	173	41	207	561	1,078	3,299
<b>Cumulative</b>	543	1,239	1,412	1,453	1,660	2,221		

## Housing Starts

- 4.8 As shown in Table 4.4, **construction commenced on 781 new housing units** within the 2021/22 monitoring period. This includes 365 affordable homes which is 53% affordable housing (by habitable room).

Table 4.4: Homes started within monitoring period

Scheme	Total Homes	Affordable Homes	% Affordable (by habitable room)
80 Goodall Street 1953460PDFUK	38	11	35%
The Perfume Factory (North) 181062OPDFUL	376	138	43%
North Kensington Gate (South), Scrubs Lane 20/0088/FUMOPDC	208	58	30%
Land North of Central Middlesex Hospital 20/0031/FUMOPDC	158	158	100%
Minor Schemes	1	0	0%
<b>Total</b>	<b>781</b>	<b>365</b>	<b>53%</b>

- 4.9 In total there are now **1,931 homes under construction** in the OPDC area as shown in Table 4.5 below. This includes 1,151 homes started prior to the monitoring period and still under construction. In total there are 761 affordable housing units under construction, comprising 43% affordable housing by habitable room.

Table 4.5: Homes started prior to monitoring period – still under construction 31st March 2022

Scheme	Total Homes	Affordable Homes	% Affordable (by habitable room)	Student Homes	Student Bedrooms
104-108 Scrubs Lane 19/0104/VAROPDC	241	76	35%	-	-
Regency Heights (First Central), Lakeside Drive 17-0076-FUMOPDC	209	109	51%	-	-
One West Point, North Acton 190582OPDVAR	701	211	32%	-	-
Total started prior to monitoring period not yet completed	1,151	396	36%	-	-
Total Homes Started Under construction 31 March 2021	1,931	761	43%	-	-

### Schemes Permitted

- 4.10 There were four full planning applications permitted during the 2021/22 monitoring period. This included two full planning applications delegated to and determined by London Borough of Ealing on behalf of OPDC. These are at 4 Portal Way (702 homes) and The Perfume Factory (North) (376 homes) plus a minor conversion (1 homes). There were two full planning applications permitted by OPDC within this monitoring period. These included Land North of Central Middlesex Hospital (158 homes) and North Kensington Gate (South) (additional 44 units to 164 units already permitted: total 208 homes).
- 4.11 As shown in Table 4.6 below, **1,445 homes have been permitted** in total within the monitoring period, including **550 affordable homes**. This comprises 43% affordable housing by habitable room. 72% of the affordable homes are Intermediate housing and 28% are social rent/London Affordable Rent.

Table 4.6: Homes permitted during monitoring period

Scheme	Homes (Net)	Affordable Homes	% Affordable (by habitable room)
North Kensington Gate (South), Scrubs Lane 20/0088/FUMOPDC	208	58	30%
4 Portal Way 191854OPDFUL	702	196	30%
The Perfume Factory (North) 181062OPDFUL	376	138	43%
Land North of Central Middlesex Hospital 20/0031/FUMOPDC	158	158	100%
Minor schemes	1	-	-
Total	1,445	550	43%

- 4.12 Construction has commenced at North Kensington Gate (South), The Perfume Factory (North) and Land to the North of Central Middlesex Hospital. There are also 782 units with planning permission granted before the monitoring period which have not yet started. Together with 702 units at 4 Portal Way there are 1,484 units with planning permission that had not started at 31 March 2022. These schemes are summarised in Table 4.7 below. A planning permission for 2 Scrubs Lane (85 homes) expired during the monitoring period.

Table 4.7. Homes permitted prior to monitoring period (not yet started)

Scheme	Homes (Net)	Affordable Homes	% Affordable (by habitable room)
The Courtyard, Park Royal Road 200031OPDFUL	9		
Carphone Warehouse, North Acton P/2015/0095	764	Affordable homes to be confirmed	
Minor schemes	9		
Total units granted permission before 1/4/21 not started on 31/3/22	782		
Total units granted permission not started on 31/3/22	1,484	196	30%*

\*of schemes eligible for affordable housing delivery/where affordable housing provision has been confirmed

- 4.13 Table 4.8 summarises the progress of housing delivery through the planning process since OPDC's establishment in 2015. In total, **5,978 homes** have either been approved or have received a resolution to grant permission. **3,299 homes have been completed**, while a further **1,931 have started** on site and are yet to be completed.

Table 4.8: Summary of planning performance since inception

Homes Approved	5248
Homes with Resolution to Grant Permission	730
Total Homes Approved and Resolved to Approve	5978
Homes Completed	3299
Homes Started	1931

### Net gain of Industrial Floorspace

- 4.14 Within the monitoring period, there was a **net gain of 53,844 sqm of industrial floorspace** through permitted schemes in the OPDC area. The net increase is primarily as a result of planning permission being granted for a major planning application for a data centre at Chandos Road in OPDC's Strategic Industrial Location (SIL).
- 4.15 While there was a major net increase in B8 industrial floorspace, there was a net loss of over 15,000sqm in dedicated B2 classes. Full details of the net/gain of industrial floorspace within the monitoring period is set out in Table 4.9.

Table 4.9: Net/Gain of Industrial Floorspace through permitted schemes (2021/22 Monitoring Period)

	B1c (E)	B2	B8	Sui Generis*	Flexible B1c/B2/B8	TOTAL
<b>Overall</b>	9,063	- 15,383	53,052	1,636	5,478	<b>53,844</b>
<b>OPDC SIL</b>	9,063	- 15,383	53,052	1,636	5,478	<b>53,844</b>
<b>Old Oak SIL proposed for de- designation</b>	No recorded gain / loss					
<b>North Acton</b>	No recorded gain / loss					

\*includes just those SG uses considered appropriate within SIL

- 4.15 Since OPDC's establishment in April 2015, there has been **overall net gain of 109,796 sqm of industrial floorspace** through permitted schemes. This has included a net gain of 120,407 sqm industrial floorspace within SIL. There has been a loss of 6,714 sqm of floorspace within the area of SIL within Old Oak identified within the draft Local Plan for de-designation, with a further loss of 3,897 sqm within North Acton.
- 4.16 While there has been a loss of floorspace within B2 use class there has been a significant increase of 76,399 sqm of flexible industrial floorspace and 48,483 sqm of B8 floorspace. There has also been a small increase in B1c light industrial uses (now considered Class E following changes to the Use Class Order in September 2020) and Sui Generis industrial uses. Full details of the net/gain of industrial floorspace since April 2015 is set out in Table 4.10.

Table 4.10: Net/Gain of Industrial Floorspace through permitted schemes (since April 2015)

	B1c (E)	B2	B8	Sui Generis*	Flexible B1c/B2/B8	TOTAL
<b>Overall</b>	11,578	- 31,136	48,483	4,472.6	76,399	<b>109,796</b>
<b>OPDC SIL</b>	15,976	- 23,610	48,620	4,472.6	74,949	<b>120,407</b>
<b>Old Oak SIL proposed for de- designation</b>	-4,398	- 2,829	- 937	0	1,450	<b>- 6,714</b>
<b>North Acton</b>	0	- 4,697	800	0	0	<b>- 3,897</b>

\*includes just those SG uses considered appropriate within SIL

## Schedule 17 applications

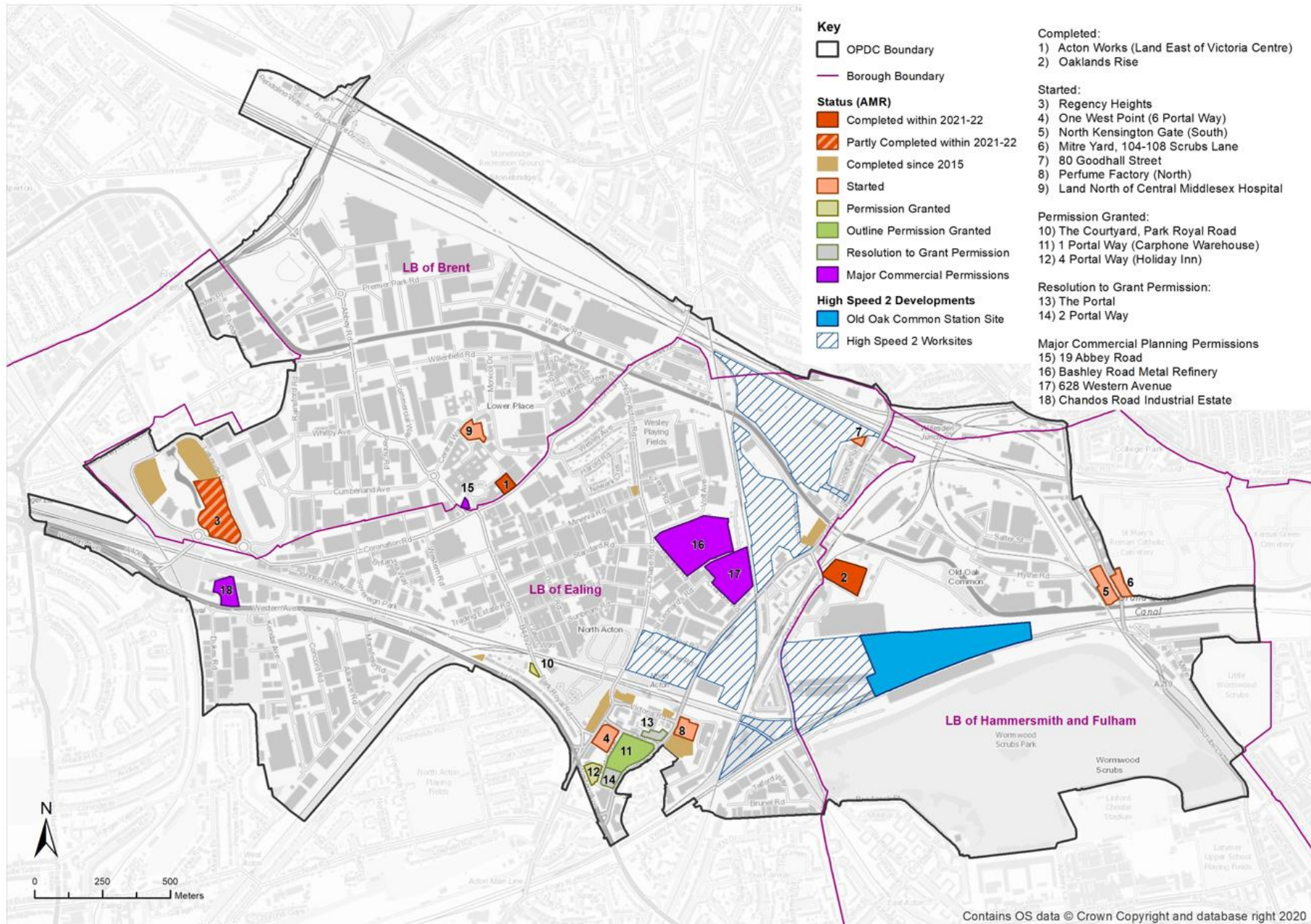
- 4.17 Planning permission for the construction of the new high speed railway between London and the West Midlands was granted by Parliament through the High Speed Rail (London – West Midlands) Act 2017 ('the HS2 Act'). This includes a new station at Old Oak Common, which will become one of the country's largest rail interchanges.
- 4.18 Although the principle of the railway line and the new station at Old Oak Common has already been agreed, High Speed 2 Limited (HS2 Ltd) must apply to the local planning authority for the approval of certain details associated with constructing and delivering the project. OPDC will determine applications for works related to development in the OPDC area, which are known as 'Schedule 17 applications', after Schedule 17 of the HS2 Act. Table 4.11 below sets out the Schedule 17 applications OPDC has consented in this monitoring period.

Table 4.11: Schedule 17 applications in 2021/22 monitoring period

Reference	Proposal Description	Received	Status
21/0084/HS2OPDC	Application under Schedule 17 of the High Speed Rail (London-West Midlands) Act 2017 relating to above ground works associated with the Victoria Road Crossover Box and Ancillary Shaft, comprising three buildings which house ventilation and other similar equipment (two fan rooms and a headhouse), permanent compound lighting, a compound for a future Auto Transformer Station, vehicle parking areas, earthworks with associated retaining walls and fencing.	11-May-2021	Granted 15-Sep-2021
21/0166/HS2OPDC	Application under Schedule 17 of the High Speed Rail (London-West Midlands) Act 2017 for alterations to the existing Wells House Road Retaining Wall, including a new spray on concrete wall face, as part of the stabilisation works for the retaining wall.	04-Oct-2021	Granted 16-Nov-2021



Figure 7: Completions, Starts and Planning Pipeline (as of 31<sup>st</sup> March 2022)



## 5 Section 106 and CIL

### Section 106 Agreements

- 5.1 OPDC entered into seven Section 106 agreements within the 2021/22 monitoring period, and one Deed of Variation to an existing Section 106 agreement. Three of the agreements entered into were for schemes determined under the scheme of delegation for planning applications with the London Borough of Ealing and there was one scheme determined under the scheme of delegation with the London Borough of Brent.

Table 5.1: Schemes granted permission with a Section 106 Agreement within Monitoring Period

Application Number	Type	Location	Development Description	S106 Date
<b>20/0088/FUMOPDC</b>	Full	North Kensington Gate (South) NW10 6QU	Demolition of existing buildings and redevelopment of the site to provide residential units (Use Class C3) within a new residential-led building ranging in height from 7 to 24 storeys (above ground), over ground floor commercial floorspace (Use Class A1/ A2/ A3/ A5/ B1A/ B1C), with basement car parking, cycle parking and plant space, landscaping and associated works	01/7/2021
<b>191854OPDFUL</b>	Full	4 Portal Way, London W3 6RT	Mixed use redevelopment to provide up to 702 residential units, a hotel, flexible workspace, a restaurant, and retail space in two buildings of 45 and 55 storeys.	13/08/2021
<b>181062OPDFUL</b>	Full	The Perfume Factory North, W3 6UG	Residential-led mixed use development including 380 new homes and 1403sqm of flexible non-residential floorspace in buildings up to 25 storeys in height (resubmission).	10/08/2021
<b>20/0031/FUMOPDC</b>	Full	Land North of Central Middlesex Hospital, Park Royal	Redevelopment of the site to provide 158 affordable residential units (Class C3) in buildings up to 15 storeys in height and flexible B1/D1/D2 use in the Old Refectory Building, with associated cycle parking, playspace, landscaping, and public realm improvements.	22/12/2021
<b>PP-09742243</b>	Full	291 Abbey Road, NW10 7SA	Redevelopment of the site for industrial purposes through the construction of a warehouse building (Use Class E (g)(iii), B2 or B8) and provision of parking and landscaping	17/12/2021
<b>21/0013/OUTOPDC</b>	Outline	Chandos Road Industrial Estate, NW10 6NF	Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination for demolition and redevelopment to comprise a data centre (Use Class B8) of up to 52,000 sqm gross external, including ancillary offices, internal plant and equipment (including flues), and substation. In addition to the above the Development may include up to 2,500 sqm of work units (Use Class E(g)(ii) & E(g)(iii), B2); car parking; provision of external plant and equipment (including flues); creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, and lighting; and for the laying out of the buildings; routes and open spaces within	18/11/2021

			the development; and all associated works and operations	
<b>202048OPDFUL</b>	Full	63 North Acton Road, NW10 6PJ	Demolition of the existing buildings and redevelopment of the site for industrial led development consisting of a part six storey, part seven storey building, with basement level, comprising industrial process (Use Class B1c), general industrial (Use Class B2), storage and distribution (Use Class B8), restaurant/cafe (Use Class A3), ancillary office floorspace and associated basement parking.	12/08/2021

### Affordable Housing Secured through Section 106

- 5.2 OPDC has secured agreement towards the delivery of affordable housing through various Section 106 agreements. Across all schemes secured in 2021/22, 1,445 new homes will be delivered including **550 affordable homes**, which equates to **38% by unit and 43% by habitable room**.
- 5.3 The tenure split of the affordable housing secured through Section 106 is outlined in Table 5.3. 415 units (72% of affordable habitable rooms) were secured as Intermediate (Shared Ownership and London Living Rent) and 135 units (28% of affordable habitable rooms) secured as Social Rent and London Affordable Rent. OPDC is committed in the draft Local Plan to maximise delivery of Social/ London Affordable Rent where this is viable.

*Table 5.3: Tenure split of affordable housing secured by OPDC through S106 Agreements within monitoring period*

Scheme	Total Affordable Units	Intermediate (Shared Ownership and London Living Rent)	Social Rent and London Affordable Rent
North Kensington Gate (South) 20/0088/FUMOPDC	58 (30% by habitable room)	41 (21% by habitable room)	17 (9% by habitable room)
4 Portal Way 191854OPDFUL	196 (30% by habitable room)	180 (28% by habitable room)	16 (2% by habitable room)
The Perfume Factory (North) 181062OPDFUL	138 (43% by habitable room)	60 (17% by habitable room)	78 (26% by habitable room)
Land to the North of Central Middlesex Hospital 20/0031/FUMOPDC	158 (100% by habitable room)	134 (76% by habitable room)	24 (24% by habitable room)
<b>Overall</b>	<b>550</b> (43% by habitable room)	<b>415</b> (31% by habitable room)	<b>135</b> (12% by habitable room)

- 5.4 OPDC's overarching target is for 50% affordable housing, and the Corporation will continue to work to achieve this target. As can be seen in table 5.4 below, 41% affordable housing by habitable room has been secured on all S106 Agreements to date, which is above the 35% fast track threshold as set out in the London Plan and Affordable Housing and Viability Supplementary Planning Guidance. The tenure split of all affordable homes secured is also broadly consistent with the draft Local Plan 70% Intermediate and 30% Social Rent/London Affordable Rent tenure requirements.

Table 5.4: Tenure split of all affordable housing secured through S106 Agreements

	All S106 Agreements		Started		Completed	
	Homes	HR %	Homes	HR %	Homes	HR %
<b>Total Homes</b>	<b>5,230</b>		<b>1,931</b>		<b>1,833</b>	
Private Market Homes	2,488	59%	1,170	57%	812	57%
<b>Affordable Homes</b>	<b>1,538</b>	<b>41%</b>	<b>761</b>	<b>43%</b>	<b>581</b>	<b>43%</b>
Intermediate	1,185	74%	616	78%	389	63%
Shared Ownership	616	52%	326	54%	186	48%
Discount Market Rent	288	23%	253	40%	35	6%
London Living Rent	281	25%	37	6%	168	46%
<b>Affordable Rent Products</b>	<b>353</b>	<b>26%</b>	<b>145</b>	<b>22%</b>	<b>192</b>	<b>37%</b>
Affordable Rent	123	31%	78	47%	45	20%
London Affordable Rent	169	52%	67	53%	86	49%
Social Rent	61	17%	0	0%	61	30%

### Collection and Spending of Section 106 Monies

- 5.6 Full details of the collection and spending of Section 106 Monies and Mayoral CIL within this monitoring period is contained in OPDC's Infrastructure Funding Statement.

## Appendix A: Five Year Housing Supply

Map ref.	Site	Status	Homes	2022/23	2023/24	2024/25	2025/26	2026/27
3	Regency Heights, Lakeside Drive (First Central)	Started	209	209	-	-	-	-
4	One West Point, 6 Portal Way	Started	701	701	-	-	-	-
5	Mitre Yard (104-108 Scrubs Lane)	Started	241	-	241	-	-	-
6	North Kensington Gate	Started	208	-	208	-	-	-
7	80 Goodhall Street	Started	38	38	-	-	-	-
8	140 Wales Farm Road (North)	Started	376	-	376	-	-	-
9	Land at Central Middlesex Hospital	Started	158	-	158	-	-	-
10	Small Sites (Various)	Permitted	18	-	9	9	-	-
11	1 Portal Way (Carphone Warehouse), North Acton	Permitted	764	-	-	-	-	764
12	4 Portal Way (Holiday Inn)	Permitted	702	-	-	-	702	-
13	The Portal, North Acton	Resolution to Grant	350	-	-	350	-	-
14	2 Portal Way, North Acton	Resolution to Grant	380	-	-	380	-	-
	Submitted Apps, Pre-Apps or Developer Discussions	Not Yet Permitted	3431	-	-	-	1088	2343
<b>Total Supply of Homes</b>			<b>7576</b>	<b>948</b>	<b>992</b>	<b>739</b>	<b>1790</b>	<b>3107</b>



## Appendix B: Starts and Completion Data

### Homes Started and Under Construction 2021/21 Monitoring Period

#### Homes completed within the monitoring period

The percentage figure in the tables below reflects the percentage of housing by habitable room (not unit). There were no student units completed during the monitoring period.

Map Ref.	Scheme	Borough	Decision Authority	Completion Date	Homes	Market		Intermediate		Social /Affordable		Overall Affordable	
						Units	%HR	Units	%HR	Units	%HR	Units	%HR
1	Land East of Victoria Care Centre (Acton Works) 18/0210/FUL OPDC	LB Brent	OPDC	01/08/2021	105	0	0%	87	81%	18	19%	105	100%
2	Oaklands, Old Oak Common Lane 15/0091/FUL OPDC	LBHF	OPDC	Across the Period	605	363	60%	136	21%	106	19%	242	40%
3	Regency Heights, Lakeside Drive 17-0076-FUMOPDC	LB Brent	OPDC	Across the Period	367	220	57%	101	28%	46	15%	147	44%
-	Minor Schemes	-	-	Across the Period	1								
Total Completions 2021/22 Period					1078	583	53%	324	30%	170	18%	494	47%

\*Calculation of unit numbers for non-self-enclosed units reflects the Adopted London Plan (2021) methodology of counting 2.5 bedrooms as 1 housing unit.

**Homes started and under construction within the monitoring period**

Map Ref.	Scheme	Borough	Decision Authority	Start Date	Homes	Market		Intermediate		Social /Affordable		Overall Affordable	
						Units	%HR	Units	%HR	Units	%HR	Units	%HR
7	80 Goodhall Street 195346OPDFUL	LB Ealing	LB Ealing	01/08/2021	38	27	65%	5	14%	6	22%	11	35%
8	The Perfume Factory (North), North Acton 181062OPDFUL	LB Ealing	LB Ealing	01/12/2021	376	238	57%	60	17%	78	26%	138	43%
5	North Kensington Gate (South), Scrubs Lane 20/0088/FUMOPDC	LBHF	OPDC	01/02/2022	208	150	70%	41	21%	17	9%	58	30%
9	Land to the North of Central Middlesex Hospital, Park Royal 20/0031/FUMOPDC	LB Brent	OPDC	17/03/2022	158	0	0%	134	76%	24	24%	158	100%
	Minor Schemes	-	-	Across the Period	1	Does not meet affordable housing threshold							
Total units started within monitoring period					781	415	47%	240	32%	125	21%	365	53%
6	104-108 Scubs Lane 19/0104/VAROPDC	LBHF	OPDC	30/01/2020	241	165	65%	76	35%	0	0%	76	35%
4	One West Point, 6 Portal Way 190582OPDVAR	LB Ealing	LB Ealing	09/12/2020	701	490	68%	191	28%	20	3%	211	32%
3	Regency Heights, Lakeside Drive 17-0076- FUMOPDC	LB Brent	OPDC	01/11/2017	209	100	49%	109	51%	0	0%	109	51%
Total units started prior to monitoring period (not yet completed)					1151	755	64%	376	34%	20	2%	396	36%
Total units under construction on 31st March 2022					1931	1170	57%	616	33%	145	10%	761	43%

## Homes Permitted 2021/22 Monitoring Period

There are no permitted schemes delivering student housing which have not started on site.

Map Ref.	Scheme	Borough	Decision Authority		Homes	Market		Intermediate		Social /Affordable		Overall Affordable	
						Units	%HR	Units	%HR	Units	%HR	Units	%HR
5	North Kensington Gate (South), Scrubs Lane 20/0088/FUMOPDC	LBHF	OPDC	01/07/2021	208	150	70%	41	21%	17	9%	58	30%
12	4 Portal Way 191854OPDFUL	LB Ealing	LB Ealing	13/08/2021	702	506	70%	180	28%	16	2%	196	30%
8	The Perfume Factory (North), North Acton 181062OPDFUL	LB Ealing	LB Ealing	10/08/2021	376	238	57%	60	17%	78	26%	138	43%
9	Land to the North of Central Middlesex Hospital 20/0031/FUMOPDC	LB Brent	OPDC	22/12/2021	158	0	0%	134	76%	24	24%	158	100%
-	Minor Schemes	-	-	Throughout	1	Does not meet affordable housing threshold							
Total units granted planning permission monitoring period					1445	894	57%	415	31%	135	12%	550	43%
Total units granted planning permission monitoring period (NOT STARTED)					702	506	70%	180	28%	16	2%	196	30%
10	The Courtyard, Park Royal Road 200031OPDFUL	LB Ealing	LB Ealing	01/05/2020	9	Does not meet affordable housing threshold							

11	Carphone Warehouse, P/2015/0095/1925970 PDFUL	LB Ealing	LB Ealing	08/08/2016	764	Affordable housing to be determined							
-	Minor Schemes	-	-	Throughout	9	Does not meet affordable housing threshold							
Total units with planning permission granted before 1st April 2021 (not started)					782	-	-	-	-	-	-	-	-
Units with planning permission (not started) on 31st March 2022					1484	506	70%	180	28%	16	2%	196	30%

Housing Delivery from Permissions and Homes Under Construction					3415	1676	60%	796	32%	161	8%	957	40%
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## Appendix C

### Section 106 Agreements 2021/22 Monitoring Period

Application Number	Type	Location	Development Description	S106 Date
<b>Section 106 Agreements Entered into within Monitoring Period</b>				
20/0088/FUMOPD C (OPDC)	Full	North Kensington Gate (South) NW10 6QU	Demolition of existing buildings and redevelopment of the site to provide residential units (Use Class C3) within a new residential-led building ranging in height from 7 to 24 storeys (above ground), over ground floor commercial floorspace (Use Class A1/ A2/ A3/ A5/ B1A/ B1C), with basement car parking, cycle parking and plant space, landscaping and associated works	01/7/2021
191854OPDFUL (LB Ealing)	Full	4 Portal Way, London W3 6RT	Mixed use redevelopment to provide up to 702 residential units, a hotel, flexible workspace, a restaurant, and retail space in two buildings of 45 and 55 storeys.	13/08/2021
181062OPDFUL (LB Ealing)	Full	The Perfume Factory North, W3 6UG	Residential-led mixed use development including 380 new homes and 1403sqm of flexible non-residential floorspace in buildings up to 25 storeys in height (resubmission).	10/08/2021
20/0031/FUMOPD C (OPDC)	Full	Land North of Central Middlesex Hospital, Park Royal	Redevelopment of the site to provide 158 affordable residential units (Class C3) in buildings up to 15 storeys in height and flexible B1/D1/D2 use in the Old Refectory Building, with associated cycle parking, playspace, landscaping, and public realm improvements.	22/12/2021
PP-09742243 (LB Brent)	Full	291 Abbey Road, NW10 7SA	Redevelopment of the site for industrial purposes through the construction of a warehouse building (Use Class E (g)(iii), B2 or B8) and provision of parking and landscaping	17/12/2021
21/0013/OUTOP DC (OPDC)	Outline	Chandos Road Industrial Estate, NW10 6NF	Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination for demolition and redevelopment to comprise a data centre (Use Class B8) of up to 52,000 sqm gross external, including ancillary offices, internal plant and equipment (including flues), and substation. In addition to the above the Development may include up to 2,500 sqm of work units (Use Class E(g)(ii) & E(g)(iii), B2); car parking; provision of external plant and equipment (including flues); creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, and lighting; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations	18/11/2021



Application Number	Type	Location	Development Description	S106 Date
202048OPDFUL (LB Ealing)	Full	63 North Acton Road, NW10 6PJ	Demolition of the existing buildings and redevelopment of the site for industrial led development consisting of a part six storey, part seven storey building, with basement level, comprising industrial process (Use Class B1c), general industrial (Use Class B2), storage and distribution (Use Class B8), restaurant/cafe (Use Class A3), ancillary office floorspace and associated basement parking.	12/08/2021
<b>Section 106 Agreements Entered in prior to Monitoring Period (Excluding Superseded Agreements)</b>				
20/0037/FUMOPD C (OPDC)	Outline	Land at Bashley Road, Park Royal NW10 6SN	Outline planning application (all matters reserved) for redevelopment of existing metal refinery to provide up to 60,000 square metres of light industrial (class B1c) and/or general industrial (class B2) and/or storage and distribution (class B8) uses, a café (class A3), and associated access, servicing, parking and landscaping.	17/08/2020 Status: Not Implemented
195346OPDFUL (LB Ealing)	Full	80 Goodhall Street NW10 6TS	Construction of a part nine and part four storey building with excavation of basement area to provide 38 self-contained residential units and community space with associated cycle parking, refuse storage, hard and soft landscaping for amenity space and childrens' play space (Following demolition of existing building and change of use)	09/09/2020 Status: Not Implemented
190582OPDVAR (LB Ealing)	DOV	6 Portal Way (1) W3 6RU	Application for a Minor-Material Amendment (s73) to vary condition 2 (Approved Plans) of planning permission ref: 161144FUL dated 14/02/2017 for: Demolition of all buildings and redevelopment of the site to provide a mixed-use development comprising residential (Use Class C3) and flexible commercial and community use space (Use Classes A1, A2, A3, A4, B1, D1 and D2) together with a landscaped east-to-west public route between Victoria Road and Portal Way, associated amenity and play space, cycle parking, car parking, servicing, public realm improvements, landscaping and infrastructure work.	05/06/2020 Status: Implemented
192597OPDFUL (LB Ealing)	Full	6 Portal Way (2) W3 6RU	Construction 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).	09/12/2020 Status: Implemented
19/0104/VAROPDC (OPDC)	DOV	104-108 Scrubs Lane (Mitre Yard)	Section 73 application to vary Conditions 1 (Approved Plans), A (Building Heights) and B (Floorspace) of planning permission (17/0055/FUMOPDC) for the "Demolition of existing buildings and structures and the redevelopment of the site to provide two new buildings comprising ground floor flexible non-residential floorspace (Use Classes A1/A2/A3/ A4/B1/D1/D2), ground floor workspace (Use Class B1/Artist Studios) and 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.	30/01/2020 Status: Not Implemented

Application Number	Type	Location	Development Description	S106 Date
18/0210/FULOPDC (OPDC)	Full	Land East of Victoria Centre, Acton Lane, Park Royal, London	Erection of two buildings between six, ten, twelve and fourteen storeys (min. 20.1m and max. 46.2m above ground level) comprising 105 residential units and 280 sqm of commercial floorspace (Use Class A1/A2/A3/A4/B1/D1/D2), public open space, accessible parking, cycle storage, landscaping and related ancillary works.	23/07/2019  Status: Implemented
18/0053/FUMOPD C (OPDC)	Full	19 Abbey Road, Park Royal, London	Demolition of existing building and erection of a part-13, part-11 storey building comprising a 162-bedroom hotel, including an ancillary café at ground floor level, meeting facilities at first floor level and fitness suite at eleventh floor level, together with associated front and back of house facilities, cycle parking, internal servicing bay, bin stores, plant and other associated works.	08/10/2018  Status: Not Implemented
17/0091/FUMOPD C (OPDC)	Full	2 Scrubs Lane, London NW10 6RB	Demolition of existing building and structures and redevelopment of the site for a mixed-use development comprising basement and 20 storeys in height (71.4m above ground level), to provide 85 residential units (Class C3), 225sqm (GIA) retail, café/restaurant or business (Class A1/A3/B1), 425sqm (GIA) nursery (Class D1) and 452sqm (GIA) place of worship and community use (Class D1) with shared circulation space, landscaping and public realm, disabled car parking, cycle parking, plant and associated works.	22/06/2018  Status: Not Implemented
16/0119/FULOPDC (OPDC)	Full	115-129A Scrubs Lane, London  (North Kensington Gate South)	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 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.	07/06/2018  Status: Not Implemented
171246OPDC (LB of Ealing)	DOV	Holbrook House Victoria Road Acton W3 6UN	Section 73 application for Minor Material Amendment to vary condition 2 (approved drawing numbers) to amend the provision of student bedrooms and clusters in respect of planning permission for demolition of existing buildings and redevelopment to construct a part -16/part-18/part-24 storey building with basement for use as student accommodation (sui generis) comprising 424 bed spaces (within both clusters and studios); ground floor ancillary student accommodation and a commercial unit for flexible use Classes A1, A2, A3, A5, B1 or D1 uses . Cycle parking, storage and plant space to be located predominantly at ground and basement levels. Servicing and 2 No. disabled car parking bays on-site as well as improvements to the public realm including widening the footpath to North Acton station and frontages to Victoria Road and Wales Farm Road application reference 161133OPCS dated 14 February 2017. The revised accommodation would result in 498 bedspaces comprising 327 cluster bedrooms and 171 studios with changes to the external envelope and internal layout as regards cycle parking and refuse storage spaces	22/12/2017  Status: Implemented
172682FUL (LB of Ealing)	Full	140 Wales Farm Road Acton London W3 6UG	Demolition of all existing buildings and the redevelopment of the site to provide five buildings of 5, 7, 10, 11 and 31 storeys comprising 736 student bed spaces (603 rooms), 85 residential flats, 6214sqm (GIA) of Office (B1) floor space with associated access from Wales Farm Road, amenity space, cycle parking, four disabled car parking spaces, servicing, public realm improvements and landscaping.	07/12/2017  Status: Implemented

Application Number	Type	Location	Development Description	S106 Date
17-0076-FUMOPDC (OPDC)	Full	First Central, Lakeside Drive	Residential-led, mixed use redevelopment of the site to provide three new courtyard blocks, ranging from 5 storeys to 27 storeys in height comprising 807 residential units (Use Class C3), a 377sqm (GIA) children's nursery (Use Class D1), 977sqm (GIA) of flexible retail/employment floor space (Use Classes A1, A2, and B1) with publicly accessible open space, private and shared amenity space; hard and soft landscaping; alterations to existing, and creation of new, vehicular accesses and pedestrian routes; substation; servicing bay on Lakeside Drive, car and cycle parking and associated works	14/11/2017  Status: Implemented
15/0091/FULOPDC (OPDC)	Full	Oaklands, Old Oak Common Lane	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 spaces, amenity space, landscaping and associated public realm. A new site access road is proposed linking the existing access road and Old Oak Common Lane.	27/07/2017  Status: Implemented
162124FUL (LB of Ealing)	Full	Monarch House Victoria Road Acton W3 6UR	Change of use of the existing building from office (Class B1 (a)) to hotel (Class C1); demolition and replacement of the second floor; and alterations to the external appearance of the building to create a 133 bed hotel with a new guards hut, cycle store car parking and associated works.	14//10/2016  Status: Implemented

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