

- 3.25 The edges of all roads have been considered in the landscaping to maximise trees and create green buffers from the traffic. Communal amenity spaces are to be located within the centre of the site and to roof terraces to minimise the impact of noise.
- 3.26 The proposals introduce appropriate and accessible ground floor uses, which, alongside public realm (discussed separately above) would ensure the Site's better integration into the local street network and improve its permeability.
- 3.27 The 2022 amended proposed development would not interfere with telecommunications or aviation, and the Council has agreed that this could be scoped out of the ES as a result.

3) *Environmental impact*

- a. *Wind, daylight, sunlight penetration and temperature conditions around the building(s) and neighbourhood must be carefully considered and not compromise comfort and the enjoyment of open spaces, including water spaces, around the building*
 - b. *Air movement affected by the building(s) should support the effective dispersion of pollutants, but not adversely affect street-level conditions*
 - c. *Noise created by air movements around the building(s), servicing machinery or building uses, should not detract from the comfort and enjoyment of open spaces around the building*
- 3.28 The 2022 amended proposed development is more dense and taller than the existing buildings on the site and will therefore have environmental effects as a result. The site enjoys daylight conditions, and there is a significant gap between the site and development at the Paddington Basin, due to the Westway/A40. The London Plan policy requires consideration to be given to all effects on microclimate, including wind and effects on daylight/sunlight and these have been tested and set out in the relevant Chapters submitted with the ES. In comparison with the March 2021 proposals, the revised proposals deliver an increase in sun hours on the ground as set out in the ES daylight, sunlight and overshadowing chapter.
- 3.29 The prevailing wind at the site comes from the south west, and the new development has been reviewed at street level and entrances to predict the requirement for mitigation measures. This has informed the design of the proposals as set out in the Wind and Microclimate chapter of the ES.
- 3.30 The location of street trees and green buffers has been carefully considered to mitigate against the noise pollution arising from the proximity to Edgware Road and the A40. Communal amenity spaces have been located in the middle of the site to minimise the impact of noise.
- 3.31 All efforts have been taken to mitigate and reduce the environmental effects of the proposals such that no unacceptable impacts arise from the scale and location of tall buildings in this location.

4) *Cumulative impacts*

- a. *The cumulative visual, functional and environmental impacts of proposed, consented and planned tall buildings in an area must be considered when assessing tall building proposals and when developing plans for an area. Mitigation measures should be identified and designed into the building as integral features from the outset to avoid retro-fitting*
- 3.32 The Environmental Statement includes a thorough assessment of the proposals in conjunction with cumulative schemes identified through the scoping process. There are no unacceptable cumulative impacts arising from the proposed development.

Public access

- D Free to enter publicly-accessible areas should be incorporated into tall buildings where appropriate, particularly more prominent tall buildings where they should normally be located at the top of the building to afford wider views across London.*

- 3.33 The proposed development incorporates new public realm at Newcastle Place, which will form part of an enhanced green, urban context. No public access is proposed within the tall buildings because it is not considered appropriate given the residential use of the buildings.

WESTMINSTER POLICIES

Westminster's City Plan 2019-2040 (2021)

Policy 41 (Building Height)

- A Tall buildings are defined as buildings of twice the prevailing context height or higher or those which will result in a significant change to the skyline. In all locations proposals for tall buildings will need to satisfy both the general principles in Clause B and relevant locational principles in clauses C and D (and for Housing Renewal Areas, Policy 42).*

General Principles

- B Proposals for tall buildings will be required to:*

- 1. Be proportionate to the role, function and importance of the location in terms of height, scale, massing and form; and*
- 2. Achieve exceptional architectural quality and innovative and sustainable building design from all viewpoints and directions; and*
- 3. Create an attractive and legible streetscape that takes account of the use of the public realm for a variety of uses and includes active uses at ground floor level; and*
- 4. Enhance the character and distinctiveness of an area without negatively affecting valued townscapes and landscape, or detracting from important landmarks, heritage asset, key views and other historic skylines and their settings; and*
- 5. Mitigate negative impacts on the microclimate and amenity of the site and surrounding area; and*
- 6. Avoid unacceptable impacts on aviation and telecommunications; and*
- 7. Provide publically accessible viewing platforms at the roof of the building (for any exceptionally tall buildings).*

Locational Principles

- C Development of tall buildings may be acceptable within the Paddington Opportunity Areas, Victoria Opportunity Areas, Marylebone flyover/ Edgware Road junction and the Housing renewal areas. Provided in the first instance they comply with the general principles under Clause B. These principles need to be cross-referenced against the area specific design principles set out below, and for the Housing Renewal Areas, policy 42 and with site-specific guidance set out in the forthcoming Site Allocations Development Plan Document.*

MARYLEBONE FLYOVER / EDGWARE ROAD JUNCTION

Tall buildings may be appropriate at the junction of the flyover and Edgware Road but must be designed to relate to and complement each other and help to frame this area as a gateway junction.

The height of any tall building in this location must step down significantly from, and be subordinate to, those in the Paddington Basin cluster. They must also be slender and elegant in their form. The acceptability of a tall building proposed in this area depends on the quality of its design, reflecting its role as a local landmark.

The prevailing context height in this area is 6 residential storeys (20m) but as it sits within a varied context. Tall buildings of 2 to 3 times the context height may be appropriate.

Policy 42: Building height in the housing renewal areas

- A Delivering large scale public estate regeneration comes with viability challenges that are different to private development, such as decanting of existing residents and a higher affordable housing requirement. While the design principles for these estates remains paramount and any scheme must adhere to the general building height principles in Policy 41B, what is considered an appropriate height must be balanced against the wider public benefits the scheme is able to viably deliver.*
- B The Church Street/ Edgware Road Housing Renewal Area and Ebury Bridge Estate Housing Renewal Area have been identified for renewal and there are opportunities for taller buildings here where they contribute to the creation of a place with a strong and enhanced character and:*
- 1. On Ebury Bridge Estate respect the setting and views from the surrounding Georgian and Victorian terraces within the adjacent conservation areas; have the tallest element towards the northern end of the area marking Ebury Bridge and the crossing of the railway line, with building heights stepping down from this location.*
 - 2. On Church Street/ Edgware Road Housing Renewal Area are at the main east-west route and the commercial focus for the area; and are delivered in the heart of the regeneration scheme as part of a comprehensive approach.*

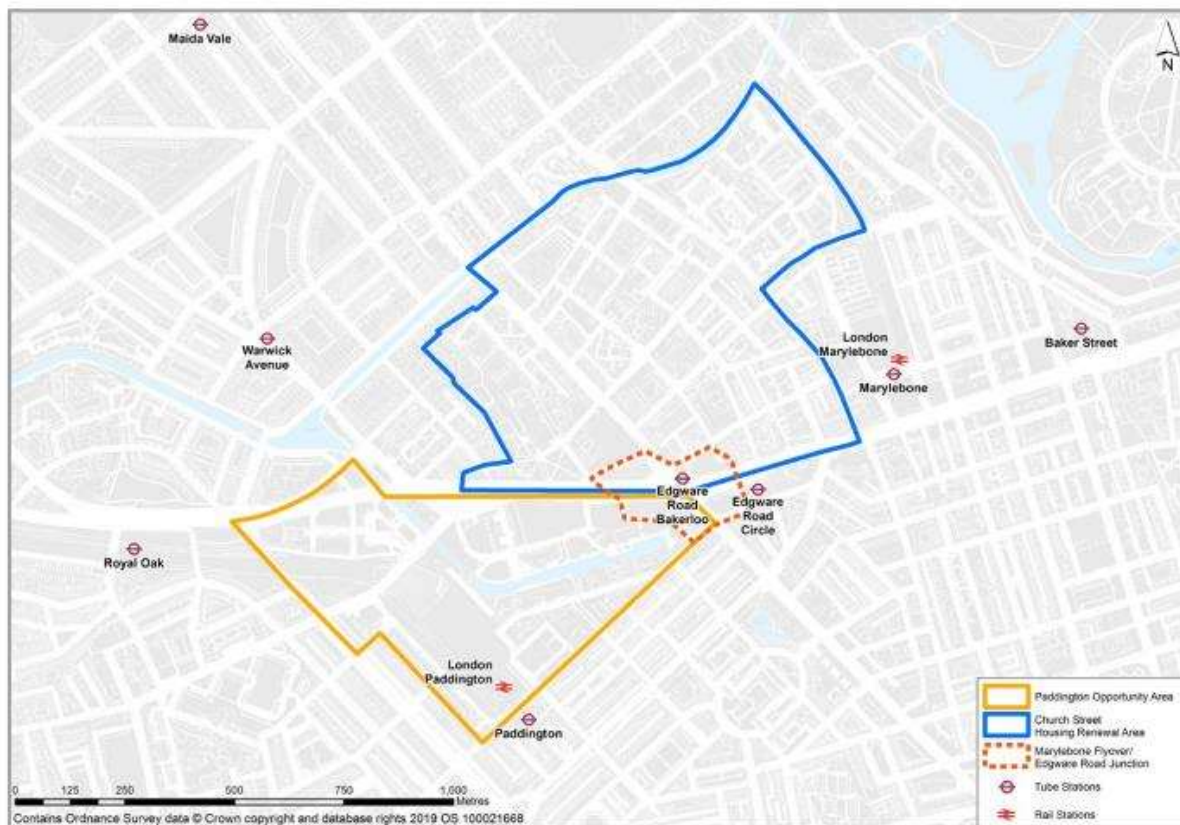


Figure 37: Paddington Opportunity Area, Marylebone flyover / Edgware Road junction, Church Street Housing Renewal Area

Figure 1. Extract from Westminster City Plan 2019-2040, 2021, p. 163. This illustrates the site within the Church Street Housing Renewal Area and Marylebone Flyover/ Edgware Road Junction policy area.

- 3.34 Most of these general policy requirements in Policy 41 replicate those of the London Plan (2021) and are discussed in response to London Plan Policy D9 (Tall Buildings) above, so are not repeated here.
- 3.35 In relation to the criteria on the Marylebone Flyover/ Edgware Road Junction, the design of the Blocks I and K (the tall buildings) has been given careful consideration to relate both to the existing West End Gate scheme, and to the existing and emerging tall buildings in the Paddington Opportunity Area.
- 3.36 The proposed development would have a family resemblance to the existing West End Gate scheme, so that it would form part of the same character area. Block J, steps down in height to reduce the adverse effects on daylight/sunlight to West End Gate. The tallest building, Block K (39 storeys), is located at the junction, which is of metropolitan importance, where one of the main historic routes north (the Edgware Road), meets a major route west (the Westway), to mark the gateway to central London. Block I (24 storeys) steps down to Paddington Green, to respect the more sensitive heritage setting to the west.
- 3.37 Policy 41 states tall buildings at the Marylebone Flyover/ Edgware Road junction should step down significantly and be subordinate to those in the Paddington Basin cluster. The Examining Inspector's report on the City Plan stated:

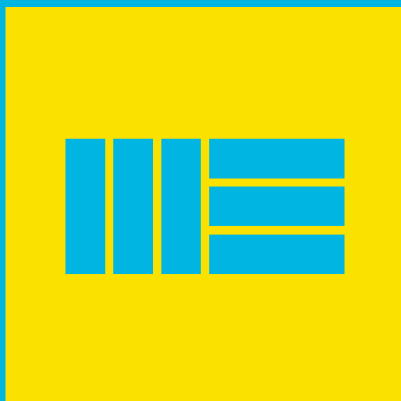
"even though the Building Height Study notes the proposed Merchant Square development provides the highest point in the Paddington Basin there is no justification for requiring any tall building in the Paddington Opportunity

Area to step down from the central local/high point at One Merchant Square”.(Report on the Examination of the Westminster City Plan 2019-2040, dated 19 March 2021, para 136).

- 3.38 Policy 41 therefore omitted the requirement for scale to step down from the central location/ high point at One Merchant Square in the Paddington Opportunity Area.
- 3.39 Although the requirement for the tall buildings at the site to significantly step down and be subordinate to those in the Paddington Basin cluster was retained in the policy, it derives from the same evidence base, which the Inspector did not consider justified a stepping down within the OA.
- 3.40 Block K (39 storeys) steps down slightly in height from Merchant Square, which contains a 41 storey tower. Block K and Merchant Square are located either side of the Westway to form a gateway as one enters central London. The site is located within the CAZ, on a junction of metropolitan importance adjacent to Edgware Road Underground Station, so has attributes of a potential location for a Metropolitan Landmark, rather than the Local Landmark identified in the Building Height Study.
- 3.41 Policy 41 specifies a height of up to 18 storeys or 60m on the site. Blocks I (24 storeys) and K (39 storeys) exceed this limit. The Examining Inspector's report on the City Plan stated:
- “This is not a height limit and proposals for tall buildings would be assessed against the general principles for tall buildings set out in Policy 42 [now 41] as well as other policies in the City Plan.”* (Report on the Examination of the Westminster City Plan 2019-2040, dated 19 March 2021, para 134).
- 3.42 We note that the height of Block K has been increased as a result of consultation with the GLA, in response to discussions around maximising public realm provision and to slim the building's footprint and form, and that an original proposal for 42 storeys was considered acceptable by the GLA (refer to the Pre-Application section of the Planning Statement). Paragraph 41.8 of the City Plan identified that any deviation from the identified height ranges must be robustly justified by demonstrating the general principles in the policy have been met in full, which this report provides. The Planning Statement produced by Turley sets out the considerable public benefits of the proposed development, which also justify the deviation from this aspect of Policy 41.
- 3.43 The proposed development has been carefully considered to integrate into the emerging West End Gate masterplan, and minimises adverse impacts to heritage, townscape and visual receptors. An important aspect of the scheme is the delivery of improved public realm at Newcastle Place, and the replacement of an unattractive, impermeable building with a new, high quality development. The taller element, at the junction of Edgware Road and the flyover, marks the location of a significant gateway into central London.
- 3.44 The active frontages at ground floor level will enliven the Paddington Green frontage and improve the relationship with the area of new public realm.

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WE CONSIDER OUR CREDENTIALS, HOW WE HAVE STRUCTURED OUR BID AND OUR PROPOSED CHARGING RATES TO BE COMMERCIALY SENSITIVE INFORMATION.
WE REQUEST THAT THESE BE TREATED AS CONFIDENTIAL

Appendix 2: Submission document list

Below is the full planning application submission document list:

- Covering letter
- Planning Application Form
- CIL 'Additional Information' Form
- Site Plan and Site Location Plan, prepared by Squire & Partners
- Existing and Proposed Plans, Elevations, Sections, Demolition Plans and accompanying drawings register, prepared by Squire & Partners
- Design and Access Statement (DAS), including Landscaping strategy and associated plans, prepared by Squire & Partners
- Structural Statement (Chapter within DAS) and Structural Method Statement, Prepared by Walsh
- Illustrative drawings containing plans and elevations, prepared by Squire & Partners
- Area schedule, prepared by Squire & Partners
- Unit mix schedule, prepared by Squire & Partners
- Planning Statement prepared by Turley (this document)
- Heritage Statement, prepared by Montagu Evans
- Tall Building Policy Assessment, prepared by Montagu Evans
- Daylight and Sunlight Report, Prepared by GIA
- Energy Assessment, prepared by Buro Happold
- Circular Economy Statement, prepared by Buro Happold
- Sustainability Statement (including Whole Life Carbon Assessment), prepared by Buro Happold
- Be Seen Evidence, prepared by Buro Happold
- BREEAM Pre-assessment, prepared by AESG
- Drainage Strategy Report, prepared by Walsh
- Transport Assessment, prepared by Arup
- Arboricultural Report, prepared by Tree Fabrik

- Code of Construction Practice Appendix A, Berkeley Homes
- Statement of Community Involvement, prepared by Concilio
- Ventilation Statement, prepared by Buro Happold
- Waste Management Strategy, prepared by ARUP
- Lighting Strategy, prepared by Squire & Partners
- Biodiversity Net Gain, prepared by Ramboll
- Health Impact Assessment, prepared by Ramboll
- Fire Statement, prepared by AESG

Environmental Statement

The following documentation is submitted as part of the Environmental Statement:

- Non-Technical Summary (NTS);
 - Volume 1: Main Environmental Statement;
1. Introduction;
 2. EIA Process and Methodology;
 3. Alternatives and Design Evolution;
 4. Proposed Development Description;
 5. Demolition and Construction Description;
 6. Socio-Economics;
 7. Air Quality;
 8. Noise and Vibration;
 9. Wind Microclimate;
 10. Daylight, Sunlight, Overshadowing and Solar Glare;
 11. Cumulative Effects;
 12. Summary of Residual Effects; and,
 13. Glossary of Terms and Abbreviations.

- Volume 2: Townscape, Visual and Built Heritage Assessment (TVBHA);
 - Technical Appendix 1.1: Legislation and Policy
 - Technical Appendix 1.2: AVR Methodology
 - Technical Appendix 1.3: Map of Townscape Receptors
 - Technical Appendix 1.4: Map of Heritage Receptors
 - Technical Appendix 1.5: Zone of Theoretical Influence
 - Technical Appendix 1.6: Map of Viewpoint Locations
 - Technical Appendix 1.7: List Entry Descriptions
- Volume 3: Technical Appendices
 - Technical Appendix 1.1: IEMA Quality Mark Checklist
 - Technical Appendix 1.2: Regulation 18(5)(b) Statement
 - Technical Appendix 2.1: EIA Scoping Opinion Request Report
 - Technical Appendix 2.3: Avison Young EIA Scoping Independent Review
 - Technical Appendix 2.3: EIA Scoping Opinion
 - Technical Appendix 2.4: Ecological Impact Assessment
 - Technical Appendix 2.5: Ground Conditions Preliminary Risk Assessment
 - Technical Appendix 2.6: Archaeological Desk Based Assessment
 - Technical Appendix 2.7: Flood Risk Assessment Statement
 - Technical Appendix 2.8: Transport Data
 - Technical Appendix 6.1: Socio-Economic - Planning Policy and Legislation
 - Technical Appendix 6.2: Socio-Economic - Magnitude Thresholds
 - Technical Appendix 6.3: Pupil and Net Capacity Forecast Data
 - Technical Appendix 6.4: Socio-Economic Cumulative Schemes Details
 - Technical Appendix 7.1: Air Quality Legislation, Policy and Guidance
 - Technical Appendix 7.2: EHO Consultation
 - Technical Appendix 7.3: Model Inputs and Results Processing Tools

- Technical Appendix 7.4: Air Quality Background Concentrations, Transport Data and Model Verification
- Technical Appendix 8.1: Noise and Vibration Legislation and Policy
- Technical Appendix 8.2: Baseline Noise and Vibration Survey
- Technical Appendix 8.3: Construction Noise Assumptions
- Technical Appendix 8.4: Transport Data
- Technical Appendix 8.5: Site Suitability Assessment
- Technical Appendix 10.1: Drawings
- Technical Appendix 10.2: Daylight and Sunlight Assessment (Surrounding Properties)
- Technical Appendix 10.3: Daylight and Sunlight Assessment (West End Gate and Merchant Square)
- Technical Appendix 10.4: Window Maps (Surrounding Properties)
- Technical Appendix 10.5: Overshadowing Assessment
- Technical Appendix 10.6: Solar Glare Assessment
- Technical Appendix 10.7: Daylight and Sunlight Assessment (West End Gate and Merchant Square)
- Technical Appendix 10.8: Alternative Method Justification

Appendix 3: Wider WEG Development full planning history

Application reference	Description of development	Decision and date
15/07737/EIAOP	Request for a scoping opinion pursuant to Regulation 13 of the Town and Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 2011 as Amended in 2015 (the EIA Regulations) in connection with the proposed redevelopment of the West End Green Site, Paddington.	Permitted 24 September 2015
15/11677/FULL	Redevelopment to provide buildings of between ground + 6 and ground + 29 storeys including commercial space (Class A1, A2, A3, A4 and B1), up to 652 residential units (including 126 affordable housing units), landscaping and associated car and cycle parking. This application is accompanied by an Environmental Impact Assessment (EIA) (Revised Description)	Permitted 28 April 2016
16/08442/NMA	Amendments to planning permission dated 28 April 2016 (RN: 15/11677) for redevelopment to provide buildings of between ground + 6 and ground + 29 storeys including commercial space (Class A1, A2, A3, A4, and B1), up to 652 residential units (including 126 affordable housing units), landscaping and associated car and cycle parking. Namely, internal alterations to all floors of Blocks and C. Amendments proposed to the unit mix on floors 1-10 of Block A at ground floor of Block C and all floors of Blocks G and H. Amendment to include an additional bay of private residential balconies on floors 1-10 of the south facing elevation of Block A. Reduction in the footprint of block C.	Permitted 4 October 2016
16/10019/NMA	Amendments to planning permission dated 28 April 2016 (RN: 15/11677/FULL) for redevelopment to provide buildings of between ground + 6 and ground and 29 storeys including commercial space (Class A1, A2, A3, A4 and B1), up to 652 residential units (including 126 affordable housing units), landscaping and associated car and cycle parking. This application is accompanied by an Environmental Impact Assessment (EIA) (Revised Description). Namely, alteration to internal residential layouts, building footprint and exterior of	Permitted 9 November 2016

	Block D.	
16/07226/FULL	Variation of Condition 1 of the planning permission granted 28 April 2016 (ref: 15/11677/FULL) for a redevelopment to provide buildings of between ground + 6 and ground + 29 storeys including commercial space (Class A1, A2, A3, A4 and B1), up to 652 residential units (including 126 affordable housing units), landscaping and associated car and cycle parking. NAMELY, incorporation of 283 Edgware Road into site, extension of Block B to provide 20 additional residential units (672 in total), with associated swap in housing tenure with Blocks E and F, associated amendments to permitted public realm and landscaping strategy.	Permitted 27 January 2017
17/02701/NMA	Amendments to planning permission dated 27 January 2017 (RN: 16/07226/FULL) for: Variation of Condition 1 of the planning permission granted 28 April 2016 (ref: 15/11677/FULL) for a redevelopment to provide buildings of between ground + 6 and ground + 29 storeys including commercial space (Class A1, A2, A3, A4 and B1), up to 652 residential units (including 126 affordable housing units), landscaping and associated car and cycle parking, namely incorporation of 283 Edgware Road into site, extension of Block B to provide 20 additional residential units (672 in total), with associated swap in housing tenure with Blocks E and F, associated amendments to permitted public realm and landscaping strategy. NAMELY optimisation of consented internal residential layouts to all floors of Block B and to vary the wording of planning conditions 49 and 34 in order to make them achievable and better address their original intention.	Permitted 24 April 2017

16/12162/FULL	Variation of Condition 1 of the planning permission granted 27 January 2017 (ref: 16/07226/FULL) for a redevelopment to provide buildings of between ground + 6 and ground + 29 storeys including commercial space (Class A1, A2, A3, A4 and B1), up to 672 residential units (including 130 affordable housing units), landscaping and associated car and cycle parking. NAMELY, amendment to the façade of Block A, and ground floor arrangement of Block A including residential drop off and ancillary residential uses, with associated amendment to landscaping plan.	Permitted 24 May 2017
16/11562/FULL and 16/11563/LBC)	Demolition and redevelopment of 14-16 Paddington Green; alteration and partial demolition of 17 Paddington Green; development of land to the east and south of 14-17 Paddington Green (part of site known as 'West End Green') to provide buildings ranging between 4 and 14 upper storeys to provide up to 200 residential units, with associated landscaping, basement car and cycle parking and servicing provision. This application is accompanied by an Environmental Impact Assessment (Linked to application RN: 16/11563/LBC)	Permitted 21 December 2017
17/11430/NMA	Amendments to planning permission dated 24 May 2017 (RN: 16/12162) for Variation of Condition 1 of the planning permission granted 27 January 2017 (ref: 16/07226/FULL) for a redevelopment to provide buildings of between ground + 6 and ground + 29 storeys including commercial space (Class A1, A2, A3, A4 and B1), up to 672 residential units (including 130 affordable housing units), landscaping and associated car and cycle parking. NAMELY, amendment to the facade of Block A, and ground floor arrangement of Block A including residential drop off and ancillary residential uses, with associated amendment to landscaping plan. Namely, amalgamation of 1 x 3 bed and 1 x 2 bed (on the 11th floor) to 1 x 4 bed unit, 1 x 3 bed and 3 x 2 bed (on the 20th floor) to 1 x 3 Bed and 1 x 6 Bed (no change in number of bedrooms) and 1 x 3 bed (on the 23rd floor) to 1 x 2 bed.	Permitted 18 January 2018

17/11433/NMA	Amendments to planning permission dated 27 January 2017 (RN: 16/07226) for variation of Condition 1 of the planning permission granted 28 April 2016 (ref: 15/11677/FULL) for a redevelopment to provide buildings of between ground + 6 and ground + 29 storeys including commercial space (Class A1, A2, A3, A4 and B1), up to 652 residential units (including 126 affordable housing units), landscaping and associated car and cycle parking. Namely, incorporation of 283 Edgware Road into site, extension of Block B to provide 20 additional residential units (672 in total), with associated swap in housing tenure with Blocks E and F, associated amendments to permitted public realm and landscaping strategy. NAMELY, reduction and reconfiguration of basement levels 1 and 2.	Permitted 18 January 2018
18/03836/NMA	Amendments to planning permission dated 21 December 2017 (RN: 16/11562) for: Demolition and redevelopment of 14-16 Paddington Green; alteration and partial demolition of 17 Paddington Green; development of land to the east and south of 14-17 Paddington Green (part of site known as 'West End Green') to provide buildings ranging between 4 and 14 upper storeys to provide up to 200 residential units, with associated landscaping, basement car and cycle parking and servicing provision. This application is accompanied by an Environmental Impact Assessment. NAMELY, reconfiguration of the ground floor and Newcastle Place elevation of Block H to accommodate a double transformer substation room.	Permitted 06 June 2018
18/05466/NMA	Amendments to planning permission dated 24 May 2017 (RN: 16/12162) for: Variation of Condition 1 of the planning permission granted 27 January 2017 (ref: 16/07226/FULL) for a redevelopment to provide buildings of between ground + 6 and ground + 29 storeys including commercial space (Class A1, A2, A3, A4 and B1), up to 672 residential units (including 130 affordable housing units), landscaping and associated car and cycle parking. Namely, amendment to the façade of Block A, and ground floor arrangement of Block A including residential drop off and ancillary residential uses, with associated amendment to landscaping plan. NAMELY, optimisation of internal layouts, the introduction of additional bays of inset balconies on the 9th and 10th floor and unit configurations which will result in an alteration to the	Permitted 28 June 2018

	unit mix within Block C and an overall increase of 4 unit numbers across the whole West End Gate development.	
18/05592/NMA	Amendments to planning permission dated 24 May 2017 (RN: 16/12162) for: Variation of Condition 1 of the planning permission granted 27 January 2017 (ref: 16/07226/FULL) for a redevelopment to provide buildings of between ground + 6 and ground + 29 storeys including commercial space (Class A1, A2, A3, A4 and B1), up to 672 residential units (including 130 affordable housing units), landscaping and associated car and cycle parking. Namely, amendment to the façade of Block A, and ground floor arrangement of Block A including residential drop off and ancillary residential uses, with associated amendment to landscaping plan. NAMELY, reconfiguration of ground floor, removal of one side entrance canopy and reduction and redesign of front main canopy.	Permitted 26 July 2018
18/07090/NMA	Amendments to planning permission dated 21 December 2017 (RN: 16/11562) for: Demolition and redevelopment of 14-16 Paddington Green; alteration and partial demolition of 17 Paddington Green; development of land to the east and south of 14-17 Paddington Green (part of site known as 'West End Green') to provide buildings ranging between 4 and 14 upper storeys to provide up to 200 residential units, with associated landscaping, basement car and cycle parking and servicing provision. This application is accompanied by an Environmental Impact Assessment (Linked to application RN: 16/11563/LBC). NAMELY, removal of condition 47 which relates to the Code of Construction Practice, as this is covered in the provisions of the legal agreement.	Permitted 31 August 2018

19/00329/FULL	Use of part of ground floor of Blocks C and D as offices (Class B1) for a temporary period of five years.	Permitted 14 Mar 2019
18/08004/FULL and 18/08110/LBC	Variation of condition 1 of planning permission dated 21 December 2017 (RN: 16/11562/FULL) for the Demolition and redevelopment of 14-16 Paddington Green; alteration and partial demolition of 17 Paddington Green; development of land to the east and south of 14-17 Paddington Green (part of site known as 'West End Green') to provide buildings ranging between 4 and 14 upper storeys to provide up to 200 residential units, with associated landscaping, basement car and cycle parking and servicing provision. NAMELY, to allow addition of one floor of residential accommodation to Block G and to parts of Block H to add 16 residential units and to reduce carbon offset payment to allow connection to Church Street District Heating Scheme.	Permitted 29 March 2019
19/04338/NMA	Amendments to planning permission dated 24 May 2017 (RN: 16/12162) for: Variation of Condition 1 of the planning permission granted 27 January 2017 (ref: 16/07226/FULL) for a redevelopment to provide buildings of between ground + 6 and ground + 29 storeys including commercial space (Class A1, A2, A3, A4 and B1), up to 672 residential units (including 130 affordable housing units), landscaping and associated car and cycle parking. NAMELY, amendment to the façade of Block A, and ground floor arrangement of Block A including residential drop off and ancillary residential uses, with associated amendment to landscaping plan. NAMELY, reconfiguration of units on levels 23,25, 26, 27, 28 and 29 to provide an additional 11 residential units with external windows revisions to levels 26 - 29.	Permitted 27 June 2019

19/07185/NMA	Amendments to planning permission dated 24 May 2017 (RN: 16/12162) for: Variation of Condition 1 of the planning permission granted 27 January 2017 (ref: 16/07226/FULL) for a redevelopment to provide buildings of between ground + 6 and ground + 29 storeys including commercial space (Class A1, A2, A3, A4 and B1), up to 672 residential units (including 130 affordable housing units), landscaping and associated car and cycle parking. NAMELY, amendment to the façade of Block A, and ground floor arrangement of Block A including residential drop off and ancillary residential uses, with associated amendment to landscaping plan. Namely, minor revisions to Block EF - the addition of 2 projecting balconies at level 16.	Permitted 4 October 2019
19/04991/NMA	Variation of Condition 1 of the planning permission granted 27 January 2017 (ref 16/07226/FULL) for a redevelopment to provide buildings of between ground + 6 and ground + 29 storeys including commercial space (Class A1, A2,A3, A4 and B1), up to 672 residential units (Including 130 affordable housing units), landscaping and associated car and cycle parking. Namely, amendment to the facade of Block A, and ground floor arrangement of Block A Including residential drop off and ancillary residential uses, with associated amendment to landscaping plan. NAMELY, to provide four extra residential units, addition of canopies to the residential entrances to Blocks B, D and E/F, internal layout changes to Blocks D and E/F and facade amendments to Blocks B, D and E/F.	Permitted 14 October 2019
19/07777/NMA	Amendments to planning permission dated 24 May 2017 (RN 16/12162) for variation of Condition 1 of the planning permission granted 27 January 2017 (RN 16/07226/FULL) for a redevelopment to provide buildings of between ground and 6 and ground and 29 storeys including commercial space (Class A1, A2, A3, A4 and B1), amendment to the facade of Block A, and ground floor arrangement of Block A including residential drop off and ancillary residential uses, with associated amendment to landscaping plan, NAMELY, to revise the wording of Condition 48 to read, "The retail (A1 to A4) units hereby approved shall only accommodate uses within Use Class A1 to A4 of the Town and Country Planning (Use Classes) Order 1987 (as amended). You must not use it for any other purpose, including any change of use permitted by The	Permitted 4 November 2019

	Town and Country Planning (Use (General Permitted Development) (England) Order 2015 (or any order that may replace it))."	
20/01225/NMA	Amendments to planning permission dated 24 May 2017 (RN: 16/12162) which granted permission for a variation of Condition 1 of the planning permission granted 27 January 2017 (ref: 16/07226/FULL) for a redevelopment to provide buildings of between ground + 6 and ground + 29 storeys including commercial space (Class A1, A2, A3, A4 and B1), up to 672 residential units (including 130 affordable housing units), landscaping and associated car and cycle parking, to amend to the façade of Block A, and ground floor arrangement of Block A including residential drop off and ancillary residential uses, with associated amendment to landscaping plan, NAMELY, to amend the trigger for provision of public art under condition 15.	Permitted 20 November 2020
20/05082/NMA	Amendments to planning permission dated 24 May 2017 (RN: 16/12162/FULL) for: Variation of Condition 1 of the planning permission granted 27 January 2017 (ref: 16/07226/FULL) for a redevelopment to provide buildings of between ground + 6 and ground + 29 storeys including commercial space (Class A1, A2, A3, A4 and B1), up to 672 residential units (including 130 affordable housing units), landscaping and associated car and cycle parking. NAMELY, to allow the conversion of 20x 1-Bed Intermediate units into 20x 1-Bed Social Rent units on levels 1 - 10 within Block B, and conversion of 6 x 1-bed units from social rented to intermediate tenure within blocks E/F.	Permitted 16 December 2020

20/05083/NMA	Amendments to planning permission dated 29 March 2019 (RN: 18/08004/FULL) for the: Variation of condition 1 of planning permission dated 21 December 2017 (RN: 16/11562/FULL) for the Demolition and redevelopment of 14-16 Paddington Green; alteration and partial demolition of 17 Paddington Green; development of land to the east and south of 14-17 Paddington Green (part of site known as 'West End Green') to provide buildings ranging between 4 and 14 upper storeys to provide up to 200 residential units, with associated landscaping, basement car and cycle parking and servicing provision. NAMELY, to allow revision of tenure to block H amend 6x 1-Bedroom units across the ground to third floors within Block H from Social Rented to Intermediate tenure.	Permitted 16 December 2020
20/07571/NMA	Amendments to planning permission dated 29th March 2019 (RN 18/08004/FULL) for Variation of condition 1 of planning permission dated 21 December 2017 (RN: 16/11562/FULL) for the Demolition and redevelopment of 14-16 Paddington Green; alteration and partial demolition of 17 Paddington Green; development of land to the east and south of 14-17 Paddington Green (part of site known as 'West End Green') to provide buildings ranging between 4 and 14 upper storeys to provide up to 200 residential units, with associated landscaping, basement car and cycle parking and servicing provision. NAMELY, amendments to Blocks G and H.	Permitted 28 May 2021
21/05816/NMA	Amendment to the planning permission granted 29 March 2019 (RN: 18/08004/FULL) for variation of condition 1 of planning permission dated 21 December 2017 (RN: 16/11562/FULL) for the Demolition and redevelopment of 14-16 Paddington Green; alteration and partial demolition of 17 Paddington Green; development of land to the east and south of 14-17 Paddington Green (part of site known as 'West End Green') to provide buildings ranging between 4 and 14 upper storeys to provide up to 200 residential units, with associated landscaping, basement car and cycle parking and servicing provision. namely, to allow addition of one floor of residential accommodation to Block G and to parts of Block H to add 16 residential units and to reduce carbon offset payment to allow connection to Church Street District Heating Scheme. NAMELY to vary the wording of the description of	Permitted 15 September 2021

	development to the following: Amendment to the planning permission granted 29 March 2019 (RN: 18/08004/FULL) for variation of condition 1 of planning permission dated 21 December 2017 (RN: 16/11562/FULL) for the Demolition and redevelopment of 14-16 Paddington Green; alteration and partial demolition of 17 Paddington Green; development of land to the east and south of 14-17 Paddington Green (part of site known as 'West End Green') to provide buildings ranging between 4 and 14 upper storeys to provide up to 200 residential units, with associated landscaping, basement car and cycle parking and servicing provision. NAMELY, to allow addition of one floor of residential accommodation to Block G and to parts of Block H to add residential units and to reduce carbon offset payment to allow connection to Church Street District Heating Scheme.	
21/08212/NMA	Amendments to planning permission dated 29th March 2019 (RN:18/08004/FULL) for Variation of condition 1 of planning permission dated 21 December 2017 (RN:16/11562/FULL) for the Demolition and redevelopment of 14-16 Paddington Green; alteration and partial demolition of 17 Paddington Green; development of land to the east and south of 14-17 Paddington Green (part of site known as 'West End Green') to provide buildings ranging between 4 and 14 upper storeys to provide up to 200 residential units, with associated landscaping, basement car and cycle parking and servicing provision, to allow addition of one floor of residential accommodation to Block G and to parts of Block H to add 16 residential units and to reduce carbon offset payment to allow connection to Church Street District Heating Scheme. NAMELY, to reduce Basement Level 2 and consolidation of car parking, cycle parking and plant at basement level 1, along with relocation of balcony doors to 6 units.	Permitted 17 January 2022
22/02692/NMA	Amendments to planning permission dated 29 March 2019 (18/08004/FULL) for Variation of condition 1 of planning permission dated 21 December 2017 (RN: 16/11562/FULL) for the Demolition and redevelopment of 14-16 Paddington Green; alteration and partial demolition of 17 Paddington Green; development of land to the east and south of 14-17 Paddington Green (part of site known as 'West End Green') to provide buildings ranging between 4 and 14	Permitted 28 April 2022

	<p>upper storeys to provide up to 200 residential units, with associated landscaping, basement car and cycle parking and servicing provision. NAMELY, to allow addition of one floor of residential accommodation to Block G and to parts of Block H to add 16 residential units and to reduce carbon offset payment to allow connection to Church Street District Heating Scheme. NAMELY to amend the description of development to: "Variation of condition 1 of planning permission dated 21 December 2017 (RN: 16/11562/FULL) for the Demolition and redevelopment of 14-16 Paddington Green; alteration and partial demolition of 17 Paddington Green; development of land to the east and south of 14-17 Paddington Green (part of site known as 'West End Green') to provide buildings ranging between 4 and 14 upper storeys to provide residential units, with associated landscaping, basement car and cycle parking and servicing provision. Namely, to allow addition of one floor of residential accommodation to Block G and to parts of Block H to add residential units and to reduce carbon offset payment to allow connection to Church Street District Heating Scheme."</p>	
22/03790/FULL	<p>Variation of condition 1 of planning permission dated 29 March 2019 (RN: 18/08004/FULL), which itself Varied condition 1 of planning permission dated 21 December 2017 (RN: 16/11562/FULL) for the Demolition and redevelopment of 14-16 Paddington Green; alteration and partial demolition of 17 Paddington Green; development of land to the east and south of 14-17 Paddington Green (part of site known as 'West End Green') to provide buildings ranging between 4 and 14 upper storeys to provide residential units, with associated landscaping, basement car and cycle parking and servicing provision. Namely, to allow addition of one floor of residential accommodation to Block G and to parts of Block H to add residential units and to reduce carbon offset payment to allow connection to Church Street District Heating Scheme. NAMELY to re-plan block G and H to allow senior living accommodation in block G; associated external alterations including a single storey loggia and extension within the courtyard; associated residential amenities to ground floor and part basements of block G and part H; reduction in units</p>	

	from 216 - 203; introduction of PV panels on the roof of Block G; revised landscaping.	
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Appendix 4: Area Schedule

Paddington Green Police Station

Areas

Rev. P02

Date:

18/11/2022

Block	Floors		Total Floors		Real				Other			
					GEA		GIA		NSA		GEA	
					sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
BASEMENT B1	-1	to	-1	1								
BASEMENT B2	-2	to	-2	1								
GROUND FLOOR												
BLOCK												
K	1	to	1	1	955	10280	567	6103	349	3757	52	560
	2	to	2	1	552	5942	469	5047	334	3595	42	452
	1	to	1	5	109	1178	65	700	40	431	23	248
	2	to	2	1	512	5515	435	4684	310	3337	136	1464
	3	to	11	9	9580	103120	8136	87375	5805	62484	168	2024
	12	to	12	1	413	4447	349	3751	248	2689	127	1367
	12	to	12	1	651	7011	549	5915	391	4209	106	1141
	13	to	16	4	4258	45831	3592	38664	2556	27513		
	17	to	23	7	7451	80204	6216	66908	4471	48129		
	24	to	29	6	6387	68746	5328	57350	3833	41253		
	30	to	33	4	4258	45831	3596	38710	2608	28072		
	34	to	37	4	3961	42631	3404	36640	2424	26092		
	38	to	38	1	990	10658	830	8934	589	6340		
J	1	to	14	14	10516	113197	8819	94829	6916	74443	147	1582
	15	to	16	2	1502	16171	1255	13507	980	10549	215	2314
											108	1163
											94	1012
I	1	to	14	14	10731	115503	8879	95374	6748	72635	70	753
	15	to	22	8	6132	66002	5104	54935	3920	42194	102	1098
	23	to	23	1	766	8250	645	6940	502	5403	139	1496
											150	1615
Level 01											410	4413
TOTAL					69,725	750,517	59,068	635,799	43,024	463,105	7,182	77,306
											6,706	72,183

PRIVATE

45,585

490,667

38,143

410,570

28,942

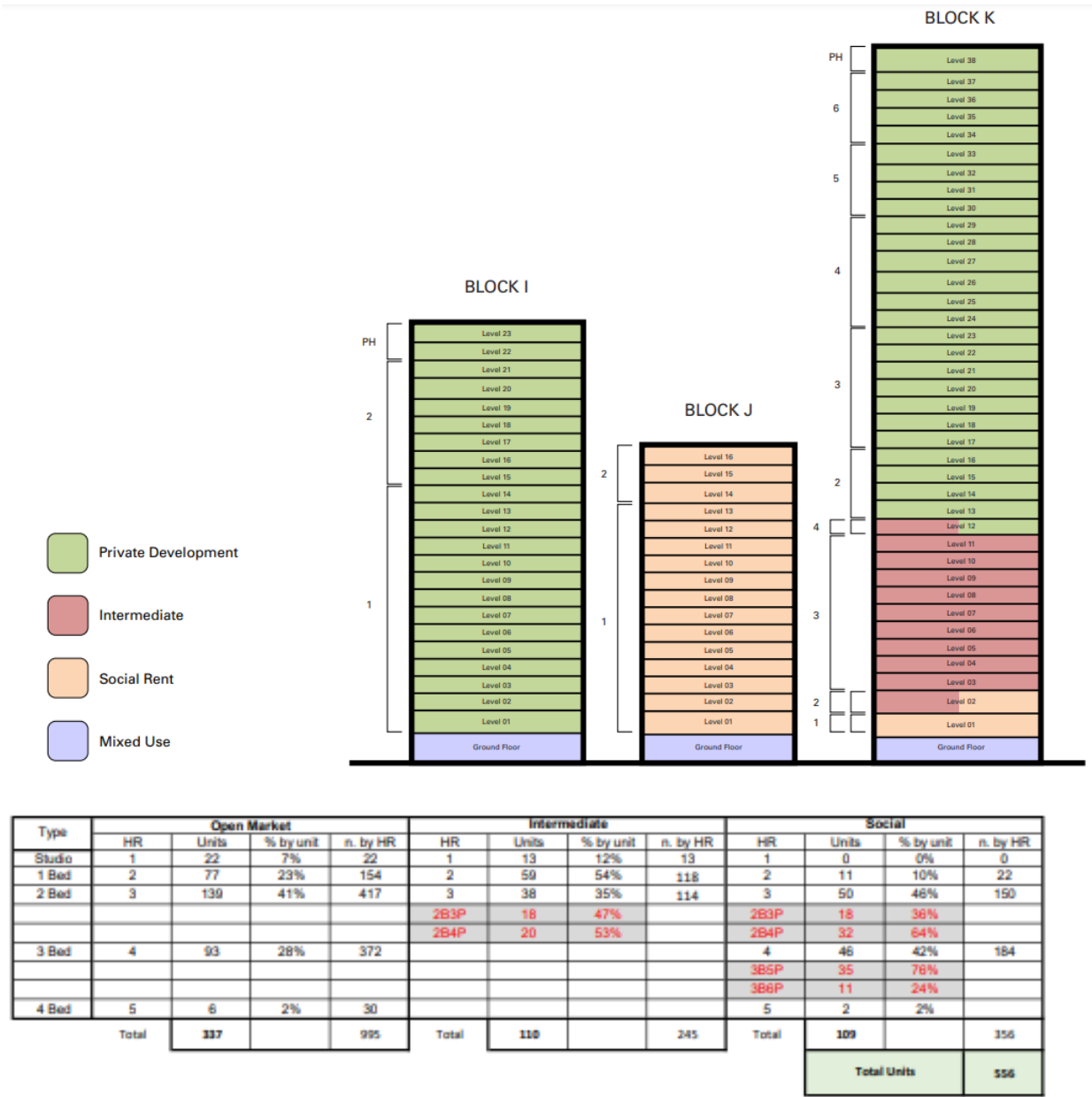
301,840

Residential Ancillary/Cycle

1,419

15,274

Appendix 5: Unit mix Schedule



PH

6

5

4

3

2

1

BLOCK K

Level 38

Level 37

Level 36

Level 35

Level 34

Level 33

Level 32

Level 31

Level 30

Level 29

Level 28

Level 27

Level 26

Level 25

Level 24

Level 23

Level 22

Level 21

Level 20

Level 19

Level 18

Level 17

Level 16

Level 15

Level 14

Level 13

Level 12

Level 11

Level 10

Level 09

Level 08

Level 07

Level 06

Level 05

Level 04

Level 03

Level 02

Level 01

Ground Floor

Private Development

Intermediate

Social Rent

Mixed Use

Turley Office
Brownlow Yard
12 Roger Street
London
WC1N 2JU

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