

# GREATER LONDON AUTHORITY

## Good Growth

**Luke Sumnall**  
**Turley**  
**Brownlaw Yard**  
**12 Roger Street**  
**London**  
**WC1N 2JU**

**GLA ref:** GLA/2021/1194/S3/03  
**City Of Westminster Ref:** 21/02193/FUL  
**Date:** 24 May 2023

Dear Mr Sumnall

**Town & Country Planning Act 1990 (as amended); Planning (Listed Building and Conservation Areas) Act 1990; Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008 and Town and Country Planning (Environmental Impact Assessment) Regulations 2017.**

**Paddington Green Police Station, 4 Harrow Road, London, W2 1XJ**

**GLA reference:** GLA/2021/1194/S3/03

**City of Westminster reference:** 21/02193/FULL

**Applicant:** Berkeley Homes (Central London) Ltd

### **GRANT OF PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS AND SECTION 106 AGREEMENT DATED 18 MAY 2023**

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

*“Demolition of the existing building and redevelopment of the site to provide three buildings of 39, 24 and 17 storeys in height, providing residential units (including affordable units)(Class C3), commercial uses (Class E), a community use (Class F.2), landscaping, tree and other planting, public realm improvements throughout the site including new pedestrian and cycle links, provision of public art and play space, basement level excavation to provide associated plant, servicing, disabled car parking and cycle parking and connection through to the basement of the neighbouring West End Gate development. This application is accompanied by an Environmental Impact Assessment.”*

At: Paddington Green Police Station, 4 Harrow Road, London, W2 1XJ.

**Subject to the following planning conditions and informatives:**

**Quantum of development**

1	Quantum of Development	<p>The quantum of built floorspace for the development shall be as specified in the table below:</p> <table border="1" data-bbox="619 454 1485 1160"> <thead> <tr> <th>Use</th> <th>Class</th> <th>Quantum / Area (GEA) (Sqm)</th> <th>Area (GIA) (Sqm)</th> </tr> </thead> <tbody> <tr> <td colspan="4"><b>Phase 1</b></td> </tr> <tr> <td>Residential</td> <td>Class C3</td> <td>149 market units 17,629 sqm</td> <td>14,627 sqm</td> </tr> <tr> <td>Flexible commercial floorspace</td> <td>Class E</td> <td>241 sqm</td> <td>217 sqm</td> </tr> <tr> <td>Community floorspace</td> <td>Class F2(b)</td> <td>150 sqm</td> <td>133 sqm</td> </tr> <tr> <td colspan="4"><b>Phase 2</b></td> </tr> <tr> <td>Residential</td> <td>Class C3</td> <td>407 units 110 Intermediate units 109 Social Rented units 52,097 sqm</td> <td>43,610 sqm</td> </tr> <tr> <td>Flexible commercial floorspace</td> <td>Class E</td> <td>974 sqm</td> <td>862 sqm</td> </tr> </tbody> </table> <p>The phase of the development relates to approved drawing titled PGPS Phasing Plan dated January 2023. The development must be undertaken in accordance with this description of development and quantum of built floorspace.</p> <p>Reason: To ensure that the development is undertaken in accordance with the approved drawings, documents and the Environmental Statement.</p>	Use	Class	Quantum / Area (GEA) (Sqm)	Area (GIA) (Sqm)	<b>Phase 1</b>				Residential	Class C3	149 market units 17,629 sqm	14,627 sqm	Flexible commercial floorspace	Class E	241 sqm	217 sqm	Community floorspace	Class F2(b)	150 sqm	133 sqm	<b>Phase 2</b>				Residential	Class C3	407 units 110 Intermediate units 109 Social Rented units 52,097 sqm	43,610 sqm	Flexible commercial floorspace	Class E	974 sqm	862 sqm
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2	Residential Mix	<p>The unit mix for the residential units (Class C3) contained within the development shall be as set out below:</p> <p>Phase 1</p> <table border="1" data-bbox="499 1590 1509 1684"> <thead> <tr> <th></th> <th>Studio</th> <th>1 Bed</th> <th>2 Bed</th> <th>3 Bed</th> <th>4 Bed</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Market Housing</td> <td>14</td> <td>44</td> <td>58</td> <td>30</td> <td>3</td> <td>149</td> </tr> </tbody> </table>		Studio	1 Bed	2 Bed	3 Bed	4 Bed	Total	Market Housing	14	44	58	30	3	149																		
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			Studio	1 Bed	2 Bed	3 Bed	4 Bed	Total
	Market Housing	8	33	81	63	3		188
	Social Rented		11	50	46	2		109
	Intermediate	13	59	38				110
	Total	21	103	169	109	5		407
		The development hereby approved shall not be implemented other than in accordance with the approved mix and retained thereafter.						
		Reason: To ensure an appropriate mix of housing types dependent upon site context.						

### Time limits

3	Time limit	<p>The development shall be commenced no later than three years from the date of this permission.</p> <p>Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).</p>
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### Drawings and documents

4	Approved Drawings and Documents	<p>The development shall only be constructed in accordance with the following drawings and documents:</p> <p>Existing:</p> <table border="1"> <tr> <td>Existing location plan</td> <td>SQP-ZZ-ZZ-DP-A-PL01001 - P2</td> </tr> <tr> <td>Proposed location plan</td> <td>SQP-ZZ-ZZ-DP-A-PL01101-P2</td> </tr> <tr> <td>Existing Basement 1 Plan</td> <td>SQP-ZZ-B1-DP-A-PL01002-P2</td> </tr> <tr> <td>Existing ground floor plan</td> <td>SQP-ZZ-00-DP-A-PL01003-P2</td> </tr> <tr> <td>Existing roof plan</td> <td>SQP-ZZ-RF-DP-A-PL01004-P2</td> </tr> <tr> <td>Existing site levels plan</td> <td>SQP-ZZ-ZZ-DP-A-PL01005-P2</td> </tr> <tr> <td>Existing north elevation</td> <td>SQP-ZZ-ZZ-DE-A-PL01300-P2</td> </tr> <tr> <td>Existing east elevation</td> <td>SQP-ZZ-ZZ-DE-A-PL01301-P2</td> </tr> <tr> <td>Existing south elevation</td> <td>SQP-ZZ-ZZ-DE-A-PL01302-P2</td> </tr> <tr> <td>Existing west elevation</td> <td>SQP-ZZ-ZZ-DE-A-PL01303-P2</td> </tr> </table>	Existing location plan	SQP-ZZ-ZZ-DP-A-PL01001 - P2	Proposed location plan	SQP-ZZ-ZZ-DP-A-PL01101-P2	Existing Basement 1 Plan	SQP-ZZ-B1-DP-A-PL01002-P2	Existing ground floor plan	SQP-ZZ-00-DP-A-PL01003-P2	Existing roof plan	SQP-ZZ-RF-DP-A-PL01004-P2	Existing site levels plan	SQP-ZZ-ZZ-DP-A-PL01005-P2	Existing north elevation	SQP-ZZ-ZZ-DE-A-PL01300-P2	Existing east elevation	SQP-ZZ-ZZ-DE-A-PL01301-P2	Existing south elevation	SQP-ZZ-ZZ-DE-A-PL01302-P2	Existing west elevation	SQP-ZZ-ZZ-DE-A-PL01303-P2
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Existing west elevation	SQP-ZZ-ZZ-DE-A-PL01303-P2																					

Demolition:

Demolition roof plan	SQP-ZZ-RF-DP-A-PL01006-P2
Demolition basement plan	SQP-ZZ-RF-DP-A-PL01007-P2
Demolition north elevation	SQP-ZZ-ZZ-DE-A-PL01304-P2
Demolition east elevation	SQP-ZZ-ZZ-DE-A-PL01305-P2
Demolition south elevation	SQP-ZZ-ZZ-DE-A-PL01306-P2
Demolition west elevation	SQP-ZZ-ZZ-DE-A-PL01307-P2

Proposed:

Proposed basement -2 plan	SQP-ZZ-B2-DP-A-PL01102-P2
Proposed basement -1 plan	SQP-ZZ-B1-DP-A-PL01103-P2
Proposed ground floor plan	SQP-ZZ-00-DP-A-PL01104-P3
Proposed typical floor plan	SQP-ZZ-ZZ-DP-A-PL01107-P3
Proposed typical upper floor plan	SQP-ZZ-ZZ-DP-A-PL01108-P2
Proposed roof plan	SQP-ZZ-RF-DP-A-PL01109-P2
Proposed north elevation	SQP-ZZ-ZZ-DE-A-PL01400-P3
Proposed east elevation	SQP-ZZ-ZZ-DE-A-PL01401-P3
Proposed south elevation	SQP-ZZ-ZZ-DE-A-PL01402-P3
Proposed west elevation	SQP-ZZ-ZZ-DE-A-PL01403-P3
Proposed section A-A	SQP-ZZ-ZZ-DS-A-PL01650-P2
Proposed section B-B	SQP-ZZ-ZZ-DS-A-PL01651-P2
Proposed section C-C	SQP-ZZ-ZZ-DS-A-PL01652-P2
Proposed section D-D	SQP-ZZ-ZZ-DS-A-PL01653-P2
Block I - Proposed Ground Floor Plan	SQP-01-00-DP-A-PL01110-P3
Block I - Proposed floor plan- levels 01-14	SQP-01-ZZ-DP-A-PL01111-P3
Block I - Proposed floor plan- levels 15-22	SQP-01-ZZ-DP-A-PL01112-P3
Block I - Proposed floor plan- level 23	SQP-01-23-DP-A-PL01113-P1
Block I - Proposed roof plan	SQP-01-RF-DP-A-PL01114-P1
Block I - Proposed south elevation	SQP-01-ZZ-DE-A-PL01404-P3
Block I - Proposed west elevation	SQP-01-ZZ-DE-A-PL01405-P4
Block I – Proposed north elevation	SQP-01-ZZ-DE-A-PL01406-P4
Block I - Proposed east elevation	SQP-01-ZZ-DE-A-PL01407-P4
Proposed Elev - Block I - Typ Bay Study 01	SQP-ZZ-ZZ-DB-A-PL01700-P3
Proposed Elev - Block I - Typ Bay Study 02	SQP-ZZ-ZZ-DB-A-PL01701-P2
Proposed Elev - Block I - Typ Bay Study 03	SQP-ZZ-ZZ-DB-A-PL01702-P2
Proposed Elev - Block I - Typ Bay Study 04	SQP-ZZ-ZZ-DB-A-PL01703-P2
Block I - WCH User Typical 01 Apt Plan	SQP-01-ZZ-DP-A-PL01200-P1
Block J - Proposed Ground Floor Plan	SQP-02-00-DP-A-PL01115-P1
Block J - Proposed floor plan- levels 01-14	SQP-02-ZZ-DP-A-PL01116-P2
Block J - Proposed floor plan- levels 15-16	SQP-02-ZZ-DP-A-PL01117-P1
Block J - Proposed roof plan	SQP-02-RF-DP-A-PL01118-P1
Block J - Proposed Floor Plan - Levels 01-03	SQP-02-ZZ-DP-A-PL01131-P1

		Block J - Proposed south elevation	SQP-02-ZZ-DE-A-PL01408-P4
		Block J - Proposed west elevation	SQP-02-ZZ-DE-A-PL01409-P2
		Block J – Proposed north elevation	SQP-02-ZZ-DE-A-PL01410-P2
		Block J - Proposed east elevation	SQP-02-ZZ-DE-A-PL01411-P2
		Proposed Elev - Block J - Typ Bay Study 01	SQP-ZZ-ZZ-DB-A-PL01704-P3
		Proposed Elev - Block J - Typ Bay Study 02	SQP-ZZ-ZZ-DB-A-PL01705-P2
		Proposed Elev - Block J - Typ Bay Study 03	SQP-ZZ-ZZ-DB-A-PL01706-P2
		Proposed Elev - Block J - Typ Bay Study 04	SQP-ZZ-ZZ-DB-A-PL01707-P2
		Proposed Elev - Block J - Typ Bay Study 05	SQP-ZZ-ZZ-DB-A-PL01708-P2
		Block J - WCH User Typical 02 Apt Plan	SQP-02-ZZ-DP-A-PL01201-P1
		Block J - WCH User Typical 09 Apt Plan	SQP-02-ZZ-DP-A-PL01208-P1
		Block K - Proposed Ground Floor Plan	SQP-03-00-DP-A-PL01119-P1
		Block K - Proposed Floor Plan - Level 01	SQP-03-01-DP-A-PL01120-P1
		Block K - Proposed Floor Plan - Level 02	SQP-03-02-DP-A-PL01121-P1
		Block K - Proposed Floor Plan - Level 03-11	SQP-03-ZZ-DP-A-PL01122-P1
		Block K - Proposed Floor Plan - Level 12	SQP-03-12-DP-A-PL01123-P1
		Block K - Proposed Floor Plan - Level 13-16	SQP-03-ZZ-DP-A-PL01124-P1
		Block K - Proposed Floor Plan - Level 17-23	SQP-03-ZZ-DP-A-PL01125-P1
		Block K - Proposed Floor Plan - Level 24-29	SQP-03-ZZ-DP-A-PL01126-P1
		Block K - Proposed Floor Plan - Level 30-33	SQP-03-ZZ-DP-A-PL01127-P1
		Block K - Proposed Floor Plan - Level 34-37	SQP-03-ZZ-DP-A-PL01128-P1
		Block K - Proposed Floor Plan - Level 38	SQP-03-38-DP-A-PL01129-P1
		Block K - Proposed roof plan	SQP-03-RF-DP-A-PL01130-P1
		Block K- Proposed south east elevation	SQP-03-ZZ-DE-A-PL01412-P3
		Block K- Proposed south west elevation	SQP-03-ZZ-DE-A-PL01413-P2
		Block K- Proposed north west elevation	SQP-03-ZZ-DE-A-PL01414-P2
		Block K- Proposed north east elevation	SQP-03-ZZ-DE-A-PL01415-P3
		Proposed Elev - Block K - Typ Bay Study 01	SQP-ZZ-ZZ-DB-A-PL01709-P3
		Proposed Elev - Block K - Typ Bay Study 02	SQP-ZZ-ZZ-DB-A-PL01710-P2
		Proposed Elev - Block K - Typ Bay Study 03	SQP-ZZ-ZZ-DB-A-PL01710-P2
		Proposed Elev - Block K - Typ Bay Study 04	SQP-ZZ-ZZ-DB-A-PL01710-P2
		Proposed Elev - Block K - Typ Bay Study 05	SQP-ZZ-ZZ-DB-A-PL01710-P1
		Proposed Elev - Block K - Typ Bay Study 06	SQP-ZZ-ZZ-DB-A-PL01710-P1
		Block K - WCH User Typical 03 Apt Plan	SQP-03-ZZ-DP-A-PL01202-P1
		Block K - WCH User Typical 04 Apt Plan	SQP-03-ZZ-DP-A-PL01203-P1
		Block K - WCH User Typical 05 Apt Plan	SQP-03-ZZ-DP-A-PL01204-P1
		Block K - WCH User Typical 06 Apt Plan	SQP-03-ZZ-DP-A-PL01205-P1
		Block K - WCH User Typical 07 Apt Plan	SQP-03-ZZ-DP-A-PL01206-P1
		Block K - WCH User Typical 08 Apt Plan	SQP-03-ZZ-DP-A-PL01207-P1
		Documents:	
		Accommodation Schedule - November 2022 - GLA0711	
		Commercial & Community Unit Areas - November 2022 - GLA0711	
		Unit Mix Summary – February 2023 - GLA0711 AMND Rev 03 February 2023	
		Design and Access Statement - February 2023 - GLA0711 AMND Rev 02 February 2023	
		Lighting Strategy – November 2022 – GLA0711	
		PGPS Application Form - November 2022 - GLA0711	
		CIL Form - November 2022 - GLA0711	

	PGPS CIL Cover Letter - November 2022 - GLA0711
	PGPS Planning Cover Letter - November 2022 - GLA0711
	PGPS Planning Statement – Jan 2023- GLA0711 AMND Rev 01 Jan 23
	PGPS Submission of Amendments - GLA0711 AMND Rev 01 January 2023
	Economic Impact Assessment - November 2022 - GLA0711
	Drainage Strategy Report – November 2022 – GLA0711
	Fire & Life Safety Strategy - November 2022 - GLA0711
	Fire Statement (London Plan Req) - January 2023 - GLA0711 AMND Rev 01 January 2023
	Fire Statement (National Req) - January 2023 - GLA0711 AMND Rev 01 January 2023
	Fire Safety LPG Form 3 - January 2023 - GLA0711 AMND Rev 01 January 2023
	Concept Qualitative Design Review Report - November 2022 - GLA0711
	Internal DSO Report - November 2022 - GLA0711
	Statement of Community Involvement - November 2022 - GLA0711
	Structural Method Statement- November 2022 - GLA0711
	Sustainability Statement-Jan 2023-GLA0711 AMND Rev 01 Jan 23
	Energy Statement - Jan 2023 - GLA0711 - AMND Rev 01 Jan 23
	Circular Economy Statement – January 2023 - GLA0711 AMND Rev 01 Jan 23
	Be Seen Evidence - November 2022 - GLA0711
	GLA Be Seen Spreadsheet - November 2022 - GLA0711
	Carbon Emissions - January 2023 - GLA0711 AMND Rev 01 Jan 23
	GLA CES spreadsheet – January 2023- GLA0711 AMND Rev 01 Jan 23
	GLA WLC spreadsheet – January 2023- GLA0711 AMND Rev 01 Jan 23
	BREEAM Pre- Assessment - November 2022 - GLA0711
	Pre-Redevelopment Waste Audit - January 2023 - GLA0711 AMND Rev 01 January 2023
	Transport Assessment - January 2023 - GLA0711 AMND Rev 01 January 2023
	Operational Waste Management Plan - Jan 2023 - GLA0711 AMND Rev 01 Jan 23
	Site Waste Management Plan - Jan 2023 - GLA0711 AMND Rev 01 Jan 23
	Arboricultural Development Report - November 2022 - GLA0711
	Code of Construction Practice Appendix. A - November 2022 - GLA0711
	Clean Water Capacity Report - November 2022 - GLA0711
	Heritage Statement - November 2022 - GLA0711
	Ventilation Statement - November 2022 - GLA0711
	WCC Drainage Proforma - January 2023 - GLA0711 AMND Rev 01 January 2023
	Replacement Environmental Statement (Volume 1R)- January 2023 - GLA0711 Part1 AMND Rev 01 Jan 23
	Replacement Environmental Statement (Volume 2R) - January 2023 - GLA0711 AMND Rev 01 Jan 23
	Replacement Environmental Statement (Volume 3R) - November 2022 - GLA0711
	Replacement Non Technical Summary - November 2022 - GLA0711
	Replacement Biodiversity Net Gain Assessment Report - November 2022 - GLA0711
	Replacement Health Impact Assessment - November 2022 - GLA0711
	Thames Water Capacity Confirmation – Feb 2023 – GLA0711
	Level 2 Historic Building Recording of PGPS by MOLA
	Telecommunication Impact Assessment by GTech Surveys

		<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Feature Façade Panel Retention Strategy - April 2023</div> <p>No other drawings or documents apply.</p> <p>Reason: To ensure that the development is undertaken in accordance with the approved drawings, documents and the Environmental Statement.</p>
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**Prior to all works/commencement for relevant phase(s)**

5	Conservation Method Statement for concrete relief panels	<p>Prior to demolition of the parts of the existing building comprising the relief panels, a detailed methodology for the dismantlement and storage of the concrete relief panels must be submitted to and approved by the Local Planning Authority. There are two sets of relief panels which are located on the existing east tower at podium height and at ground floor facing onto Harrow Road.</p> <p>The details should have regard to submitted document titled 'Feature Façade Panel Retention Strategy' dated April 2023 and best endeavours will be undertaken to retain a minimum of 4 large and 16 small panels for re-use within the final landscaping scheme. The approved details shall be complied with during demolition and construction of the development hereby approved.</p> <p>Prior to occupation of the relevant phase, a detailed methodology including the extent and detail of re-assembly/repositioning of the concrete relief panels shall be submitted to and approved by the Local Planning Authority. The works must be carried out in accordance with these approved details and the retained relief panels shall be retained on site in perpetuity.</p> <p>Reason: In the interests of visual amenity and noting the historic value of the relief panels. Part of the condition is required to be pre-commencement to ensure that the panels are not damaged during demolition and construction works. This is as set out in Policy 43(E) of the City Plan 2019 - 2040 (April 2021).</p>
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6	Construction Logistics Plan (CLP)	<p>Prior to the commencement of each phase of development, a Construction Logistics Plan (CLP) shall be submitted to and approved in writing by the local planning authority in consultation with TfL. The CLP shall include details of:</p> <ul style="list-style-type: none"> <li>(a) loading and unloading of plant and materials including vehicle turning areas;</li> <li>(b) storage of plant and materials;</li> <li>(c) sourcing of materials;</li> <li>(d) programme of works (including measures for traffic management);</li> <li>(e) provision of boundary hoarding, behind any visibility zones of construction traffic routing;</li> <li>(f) hours of operation;</li> <li>(g) means to prevent deposition of mud on the highway</li> <li>(h) location and height of cranes and scaffolding</li> <li>(i) a Construction workers' Sustainable Travel Plan including details of strategies to promote sustainable travel by construction staff and details of White Badge holder accessible parking shall be submitted to and approved by the LPA. Subsequently these approved parking areas shall be marked out and visible for use. There shall be no use of such areas for general parking including by staff wishing to travel to/from work by car unless they are holders of White Badges. The approved construction staff travel plan measures shall be put in place prior to commencement of the relevant phase works, retained and continually monitored for the duration of these works;</li> <li>(j) any other matters relevant to this particular site including liaising with developers and construction teams of neighbouring sites (through the LPA), in order to identify and address potential cumulative highway effects during the demolition and construction phase.</li> </ul> <p>Construction logistics meetings will be required to take place with the development team, City Council and TfL. These meetings will be arranged and attended by the development team. The meeting frequency will be determined by the City Council and TfL jointly in discussion with the applicant. Each phase of the development shall be constructed in accordance with the relevant approved CLP. The CLP shall be implemented as approved and periodically reviewed following audits of its implementation. Results of these audits will be made available to the Council upon request. The CLP shall be retained for the duration of the demolition, site clearance and construction process for the relevant phase.</p> <p>Reason: To ensure that the construction does not prejudice the ability of neighbouring occupier's reasonable enjoyment of their property's and in accordance with the mitigation measures identified in the Environmental Impact Assessment. In the interests of public safety and to avoid blocking the road as set out in Policies 24 and 25 of the City Plan 2019 - 2040 (April 2021). It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
7	Highway Visual Condition Survey	<p>Prior to commencement of the works within the relevant phase of development, the developer shall liaise with the Highway Authority and TfL and carry out a thorough visual condition survey of the Highway and provide the Highway Authority and TfL with a digital record of the inspection.</p> <p>Any damage to the existing public highway (including footways within the locality) during the construction works is to be reinstated to the appropriate Local Highway Authority or TfL standards and to the satisfaction of the Highway Authority or TfL as the case may be prior to the occupation of the relevant phase.</p>



		<p>Reason: To provide an agreed record of the condition of the Highway prior to commencement and ensure appropriate reinstatement is carried out to the satisfaction of the Highway Authority or TfL post construction of the development. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
8	Construction Environmental Management Plan (CEMP)	<p>Prior to the commencement of each phase of the development, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. The CEMP shall include (but not be limited to) details relating to all structures (a) any demolition, ground works, (including decontamination), (b) scheme for security fencing / hoardings, depicting a readily visible 24-hour contact number for queries or emergencies, (c) construction and access to the site, (d) hours of operation, (e) predicted levels of, means to control / minimise the impact of, and monitoring of noise, odour dust, vibration and smoke, (f) road cleaning including wheel washing, (g) suitable pollution prevention measures for the safe storage of fuels, oils and chemicals and the control of sediment laden site discharge to protect water quality including into the Thames during the construction phase; (h) details of vibro-compaction machinery and a method statement (i) details of disposal of waste arising from the construction programme, including final disposal points (the burning of waste on the site at any time is specifically precluded); (j) any other matters relevant to this particular site including liaising with developers and construction teams of neighbouring sites (through the LPA), in order to identify and address potential cumulative environmental effects during the demolition and construction phase. The CEMP should be in accordance with the GLA's Supplementary Planning Guidance 'Control of Dust and Emissions during Demolition and Construction'. The development shall be constructed in accordance with the approved statement. The CEMP shall be implemented as approved and periodically reviewed following environmental audits of its implementation. Results of these audits will be made available to the Council upon request. The CEMP shall be retained and complied with for the duration of the demolition, site clearance and construction process for the relevant phase.</p> <p>Reason: To safeguard the public, the amenities of the area and the environment and in accordance with the mitigation measures identified in the Environmental Impact Assessment. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
9	Code of Construction Practice (CoCP)	<p>Prior to the commencement of each phase of development you must apply to the Local Planning Authority for written approval of evidence to demonstrate that any implementation of the scheme hereby approved, by the applicant or any other party, will be bound by the council's Code of Construction Practice. This condition should be in consultation with TfL Engineering in relation to any impacts on the Westway. Such evidence must take the form of the relevant completed Appendix A checklist from the Code of Construction Practice, signed by the applicant and approved by the Council's Environmental Sciences Team, which constitutes an agreement to comply with the Code of Construction Practice (CoCP) and requirements contained therein. Commencement of the relevant stage of demolition, earthworks/piling or construction cannot take place until the local planning authority has issued its written approval through submission of details prior to each stage of</p>

		<p>commencement. The development shall thereafter be carried out in accordance with this approved CoCP.</p> <p>Reason: It is necessary for this condition to be prior to the commencement of development to protect the environment of neighbouring occupiers. This is as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021).</p>
10	Retained trees protection	<p>Prior to the commencement of the relevant phase of development hereby approved, a scheme for the protection of any retained trees, in accordance with BS 5837:2012, including a tree protection plan(s) (TPP) and an arboricultural method statement (AMS) shall be submitted to and approved in writing by the local planning authority in consultation with TfL. Specific issues to be dealt with in the TPP and AMS:</p> <ul style="list-style-type: none"> <li>a) Location and installation of services/ utilities/ drainage.</li> <li>b) Methods of demolition within the root protection area (RPA as defined in BS 5837: 2012) of the retained trees.</li> <li>c) Details of construction within the RPA or that may impact on the retained trees.</li> <li>d) A full specification for the installation of boundary treatment works.</li> <li>e) a full specification for the construction of any roads, parking areas and driveways, including details of the no-dig specification and extent of the areas of the roads, parking areas and driveways to be constructed using a no-dig specification. Details shall include relevant sections through them.</li> <li>f) Detailed levels and cross-sections to show that the raised levels of surfacing, where the installation of no-dig surfacing within Root Protection Areas is proposed, demonstrating that they can be accommodated where they meet with any adjacent building damp proof courses.</li> <li>g) A specification for protective fencing to safeguard trees during both demolition and construction phases and a plan indicating the alignment of the protective fencing, to also include any trees planted as part of TfL's SUDs scheme within the Joe Strummer subway.</li> <li>h) A specification for scaffolding and ground protection within tree protection zones.</li> <li>i) Tree protection during construction indicated on a TPP and construction and construction activities clearly identified as prohibited in this area.</li> <li>j) Details of site access, temporary parking, on site welfare facilities, loading, unloading and storage of equipment, materials, fuels and waste as well concrete mixing and use of fires</li> <li>k) Boundary treatments within the RPA</li> <li>l) Methodology and detailed assessment of root pruning</li> <li>m) Arboricultural supervision, monitoring visits and inspection by a suitably qualified tree specialist. Written site supervision reports must be produced after each site monitoring visit demonstrating that the tree protection is being provided in accordance with the approved scheme. If any damage to trees, root protection areas or other breaches of tree protection measures occur then details of the incident and any mitigation/amelioration must be included Details of each written site supervision record should be sent to the Local Planning Authority within five days of the site visit.</li> <li>n) tree protection with respect to any contaminated land remediation, piling methodology and archaeological investigations</li> <li>o) alterations to the existing ground levels or any other works to be undertaken within the RPA of any retained tree along with all proposed tree surgery and removal.</li> </ul> <p>The ground levels within the RPAs of any retained trees shown to be retained should not be altered without prior approval from the Local Planning Authority and no equipment, machinery or materials for the development should be taken onto the site until the details of this condition have been approved.</p>

		<p>The development thereafter shall be implemented in strict accordance with the approved details.</p> <p>Reason: To make sure that the trees on the site are adequately protected during building works. This is as set out in Policies 34 and 38 of the City Plan 2019 - 2040 (April 2021). It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the protection of trees on or close to the site.</p>
11	Contamination	<p>You must carry out a detailed site investigation to find out if the building or land are contaminated with dangerous material, to assess the contamination that is present, and to find out if it could affect human health or the environment prior to the commencement of the relevant phase of development. This site investigation must meet the water, ecology and general requirements outlined in 'Contaminated Land Guidance for Developers submitting planning applications' - produced by Westminster City Council in January 2018. You must apply to the Local Planning Authority for approval of the following investigation reports. You must apply to the Local Planning Authority and receive our written approval prior to each phase and before any demolition or excavation work starts. For phase 4 when the development has been completed but before it is occupied.</p> <p>Phase 1: Desktop study - full site history and environmental information from the public records.</p> <p>Phase 2: Site investigation - to assess the contamination and the possible effect it could have on human health, pollution and damage to property.</p> <p>Phase 3: Remediation strategy - details of this, including maintenance and monitoring to protect human health and prevent pollution.</p> <p>Phase 4: Validation report - summarises the action you have taken during the development and what action you will take in the future, if appropriate.</p> <p>The development shall only be constructed in accordance with the approved details.</p> <p>Reason: To make sure that any contamination under the site is identified and treated so that it does not harm anyone who uses the site in the future prior to commencement. This is as set out in Policy 33(E) of the City Plan 2019 - 2040 (April 2021). (R18AB)”</p>
12	Surface water drainage	<p>a) Prior to the commencement of the relevant phase (except for demolition works above ground level) a surface water drainage scheme for the phase shall be submitted to and approved in writing by the Local Planning Authority. This scheme should include</p> <ul style="list-style-type: none"> <li>(a) sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development;</li> <li>(b) details of how the proposed surface water drainage scheme will be maintained;</li> <li>(c) a drainage scheme nominating the ownership, management and maintenance arrangements;</li> <li>(d) the use of SuDS and where possible;</li> <li>(e) details to demonstrate that the surface water run-off generated up to and including the 100 years critical storm plus climate change allowance, will not exceed the run-off from the undeveloped site following the corresponding rainfall event. In addition, 'brownfield' major developments are required to reduce post development runoff rates for events up to and including the 1 in 100 year return period event plus 40% climate change allowance, to the calculated greenfield rate (calculated in accordance with loH124) or, where</li> </ul>

		<p>demonstrated not feasible, to not more than three times the calculated greenfield rates for the site. It is recommended that a SuDS treatment train is utilised to assist in this reduction.</p> <p>Each phase of the development shall only be implemented in accordance with the relevant approved details.</p> <p>Reason: To safeguard the public from surface water flood risk, protect the environment and respond to climate change. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
13	Water mains	<p>No construction within the development shall take place (except for demolition works above ground level) within 5m of any water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water prior to the commencement of each phase of development. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access to Thames Water must be available at all times for the maintenance and repair of water infrastructure during and after the construction works.</p> <p>Reason: The proposed works will be in close proximity to underground strategic water main utility infrastructure and the works have the potential to impact on local underground water utility infrastructure. It is necessary for this condition to prevent the commencement of development until the requirements of the condition have been met because the timing of compliance is fundamental to the decision to grant planning permission.</p>
14	Piling Method Statement	<p>No piling shall take place in each phase until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.</p> <p>Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure.</p>
15	Digital Connectivity	<p>Prior to commencement of Phase 1 detailed plans shall be submitted to and approved in writing by the local planning authority demonstrating the provision of sufficient ducting space for full fibre connectivity infrastructure within the whole development. The development shall be carried out in accordance with these plans and maintained as such in perpetuity.</p> <p>Reason: To provide high quality digital connectivity infrastructure to contribute to London's global competitiveness. This condition is required to be pre-commencement to ensure that these matters are considered at a early stage of the construction design process.</p>
16	Sound Insulation	<p>You must apply to the Local Planning Authority for approval of sound insulation measures and a Noise Assessment Report to demonstrate that the sound insulation will be sufficient to protect residents from external noise and that</p>

		<p>the development will comply with the Council's noise criteria. You must not start work on the relevant phase of the development until the Local Planning Authority have approved what you have sent. You must then carry out the work according to the details approved before the residential units of that phase are occupied. The approved details shall thereafter be retained and maintained.</p> <p>Reason: Because existing external ambient noise levels exceed WHO Guideline Levels, and Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Environmental Supplementary Planning Document (May 2021), so that the noise environment of people in noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and by contributing to reducing excessive ambient noise levels. This condition is required to be pre-commencement to ensure that these matters are considered at an early stage of the construction design process.</p>
17	Air quality	<p>Prior to the commencement of each phase of development, an Air Quality Positive Statement (AQPS) shall be submitted to and approved in writing by the Local Planning Authority. The AQPS shall set out measures that can be implemented across the phase that improve local air quality as part of an air quality positive approach, in line with the latest GLA Air Quality Positive Guidance. The measures set out with the AQPS for each phase shall be implemented in accordance with the details so approved, and thereafter retained, unless otherwise agreed in writing by the local planning authority.</p> <p>Reason: To protect and improve local air quality. This condition is required to be pre-commencement to ensure that these matters are considered at an early stage of the construction design process.</p>

**Prior to above ground works/superstructure for relevant phase(s)**

18	Fire evacuation lift	<p>Prior to commencement of works on the superstructure of each phase, drawings showing the installation of fire evacuation lifts for each building core shall be submitted and approved in writing by the local planning authority. Fire evacuation lifts shall be installed within the development hereby permitted in accordance with the approved drawings and shall thereafter be retained.</p> <p>Reason: To ensure the safe and inclusive emergency evacuation of residents.</p>
19	Materials	<p>Prior to the commencement of any above ground works (excluding site clearance, demolition and archaeological works) within the relevant phase, the following shall be submitted to the Local Planning Authority for their written approval:</p> <ol style="list-style-type: none"> <li>a. A full-scale representative mock-up of one bay of the building (element to be agreed if required by the Local Planning Authority) and sample panels of all external facing materials, and surface finishes at the ground floor to be used in the carrying out of the development shall be presented on site and approved by the Local Planning Authority before any above-grade work in connection with this permission is carried out;</li> <li>b. Samples of bricks, mortar and pointing, joints and cladding and any other external elevational treatment, (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority) and the samples shall be retained on site until the details are approved.</li> <li>c. Details of the external windows, communal entrances, duplex entrances, doors, screen, louvres and balustrading (annotated plans</li> </ol>

		<p>at a scale of not less than 1:10 unless otherwise agreed in writing with the Local Planning Authority).</p> <p>d. Cross section through façade and typical bay showing depth of window reveals, frames, cills, headers, colonnades and soffits (annotated plans at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority).</p> <p>e. Shop fronts, entrances and openings (annotated plans / sections at a scale of not less than 1:20 unless otherwise agreed in writing with the Local Planning Authority) showing window reveals, frames, fascias, cills and headers)</p> <p>f. Rooftop plant and boundary treatment</p> <p>g. Gates, railing and other forms of enclosure</p> <p>h. Details and specification (including screening) of balconies and communal terraces, at a scale of 1:20</p> <p>i. Relevant details including materiality and design of the louvred gates to the ground floor substations in block I, J and K.</p> <p>The details shall, where necessary, reflect any mitigation measures necessary to ensure acceptable wind, solar glare and microclimate conditions. The development shall not be carried out otherwise than in accordance with any such approval given and retained thereafter.</p> <p>Reason: In order that the Local Planning Authority may be satisfied as to the quality of architectural design and details in accordance with Chapter 12 - Achieving well designed places of the NPPF (2021); Policies D4 Delivering good design; and D9 - Tall buildings of the London Plan (2021) and Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021). (R26AE)).</p>
20	Secured Design by	<p>Notwithstanding the drawings hereby approved, details of: access control (including to the basement) and any fobs required, active security accredited estate management, door recesses (to be reviewed alongside wind mitigation requirements), CCTV; general external lighting; security lighting; and, Secured by Design measures and counter terrorism measures, on or around the buildings or within the public realm in the development shall be submitted to and approved in writing by the Local Planning Authority (in consultation with the Metropolitan Police) prior to above ground works of the relevant phase of development. The details shall include the location and full specification of all lamps; light levels/spill; illumination; cameras (including view paths); and support structures. The details shall also include an assessment of the impact of any such lighting on the surrounding residential environment.</p> <p>Prior to occupation of each phase of development, evidence shall be submitted to the Local Planning Authority demonstrating that the approved secure by design measures have been implemented in full. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.</p> <p>Reason: To reduce crime and terrorism, in accordance with policies 38, 43 and 44 of the City Plan 2019 - 2040 (April 2021).</p>

**Prior to occupation of the relevant phase(s)**

21	Cycle Parking Provision	a) The total minimum quantum of cycle parking across the development shall not be less than the figures specified in the table below:
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			Short Stay	Long Stay	Total
		<b>Residential</b>			
		Phase 1	4	262	266
		Phases 2	10	742	752
		<b>Sub-total</b>	<b>14</b>	<b>1004</b>	<b>1018</b>
		<b>Non-residential</b>			
		Commercial Uses	14	2	16
		Community Use	6	49	55
		<b>Sub-total</b>	<b>20</b>	<b>51</b>	<b>71</b>
		<b>TOTAL within the Scheme</b>	<b>34</b>	<b>1055</b>	<b>1089</b>

b) Prior to the occupation of each phase of the development hereby approved, a Cycle Parking Management Plan shall be submitted to and approved by the local planning authority. The CPMP should include details of the allocation of cycle spaces between the market and affordable housing units and other land uses; details on how these cycle spaces and access including lifts/access to cycle stores will be managed and enforced; details of the design and materials of cycle stands/storage; details of shower, changing area and locker facilities provision and, details on CCTV and lighting for the cycle storage area. The approved allocations and details are to be completed prior to the occupation of the relevant phase of the residential units and/or other uses within that part of the development and shall be permanently retained thereafter. The submission shall show how the details comply with London Cycling Design Standards (2014) (or relevant successor documents) in respect of quantum and the nature and type of layout and arrangements.

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

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

Reason: To promote sustainable modes of transport.

22	Free drinking water	<p>Prior to occupation of the relevant phase, plans and details shall be submitted to and approved in writing by the local planning authority demonstrating the provision and future management of free drinking water within the public realm. The plans and details shall show the location and design of the proposed drinking water infrastructure, along with measures to ensure its future maintenance and management. The development shall be carried out in accordance with these plans and details, and drinking water made available to the public for free in accordance with the plans and details prior to occupation of the relevant phase of development, and in perpetuity.</p> <p>Reason: To ensure sustainable provision of free drinking water, to minimise plastic waste.</p>
23	Landscaping	<p>Prior to occupation of the relevant phase of development a landscaping scheme shall be submitted to and approved in writing by the Local Planning</p>

Authority. The scheme should be considered in liaison with Transport for London for those parts of the site adjacent to Edgware and Harrow Roads.

The detailed plan shall include the following details (where relevant):

- a.) the overall layout, including extent, type of hard and soft landscaping and proposed levels or contours;
- b.) the location, species and sizes of proposed trees and tree pit design
- c.) details of soft plantings, including any grassed/turfed areas, shrubs and herbaceous areas;
- d.) details of the depths, areas, volumes, profiles and specifications of the soils which are proposed to be used to create an adequate rooting environment for new tree planting and landscaping, including details of the drainage layer and other components, and the way that the proposed areas of new soils will be connected to each other and to the existing soils.
- e.) enclosures including type, dimensions and treatments of any boundary walls, fences, screen walls, barriers, railings and hedges;
- f.) appropriate boundary planting between the proposed buildings and neighbouring properties;
- g.) Details of proposed public art.
- h.) hard landscaping, including ground surface materials, kerbs, edges, ridged and flexible pavements, unit paving, steps and if applicable, any synthetic surfaces;
- i.) street furniture, including type, materials and manufacturer's specification, if appropriate
- j.) a statement setting out how the landscape and public realm strategy provides for disabled access, ensuring equality of access for all, including children, seniors, wheelchairs users and people with visual impairment or limited mobility;
- k.) details of any water features including drainage strategy.
- l.) Any bollards required within the site.
- m.) a calculation of the site's Urban Greening Factor, demonstrating the 0.37 score required by London Plan Policy G5.
- n.) The details shall, where necessary, also be consistent with any mitigation measures necessary to ensure acceptable wind and microclimate conditions. In particular, the scheme shall provide the one additional tree and shrub planting required within the Edgware Road Plaza, south of Block K and the bus shelter at bus stop EX on Harrow Road as set out in the wind mitigation report.
- o.) Details of the intended maintenance regime including length of time where plants/trees will be replaced if required and rainwater harvesting system for the soft landscaping including for all hard landscape features ( street furniture and play equipment) shall be provided. The maintenance scheme must demonstrate that the sustainable irrigation/ rainwater harvesting capacity is sufficient to provide adequate water to the landscaping and the sustainable irrigation/ rainwater harvesting system must be retained thereafter.
- p.) Details of any green roofs proposed.

The approved landscaping scheme shall be completed prior to occupation of the relevant phase. The landscaping and planting must be carried out within one planting season of completing each phase of the development (or within any other time limit we agree to in writing).

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.



		Reason: So that the Council may be satisfied with the details of the landscaping and biodiversity of the scheme, in accordance with: Chapters 8, 12, 15 and 16 of the National Planning Policy Framework 2021; Policies SI 4 (Managing heat risk), SI 13 (Sustainable drainage), G1 (Green Infrastructure, G5 (Urban Greening) , Policy G6 (Biodiversity and access to nature) and G7 (Trees and Woodlands) of the London Plan 2021;																
24	Details of play space	<p>You must apply to the Local Planning Authority for approval of details of children's play space / equipment to be provided as part of the development prior to occupation of the relevant phase. You must not start work on this part of the development until the Local Planning Authority have approved the details. You must then carry out the development in accordance with the details we approve. The playspace provided shall be a minimum of 190 sqm for Phase 1 and 651 sqm for phase 2 as per below split. The children's play space / equipment approved shall be accessible to all residents of the development and provided prior to occupation of the relevant phase. The play space shall be retained for the lifetime of the development.</p> <table border="1"> <thead> <tr> <th></th> <th>&lt;5</th> <th>12 – 15</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Phase 1</td> <td>110 sqm</td> <td>80 sqm</td> <td>190 sqm</td> </tr> <tr> <td>Phase 2</td> <td>551 sqm</td> <td>100 sqm</td> <td>651 sqm</td> </tr> <tr> <td>Total</td> <td>661 sqm</td> <td>180 sqm</td> <td>841 sqm</td> </tr> </tbody> </table> <p>Reason: To ensure that the development provides play and information recreation space for children in accordance with policy S4 of the London Plan (March 2021).</p>		<5	12 – 15	Total	Phase 1	110 sqm	80 sqm	190 sqm	Phase 2	551 sqm	100 sqm	651 sqm	Total	661 sqm	180 sqm	841 sqm
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Phase 1	110 sqm	80 sqm	190 sqm															
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Total	661 sqm	180 sqm	841 sqm															
25	White badge spaces	<p>A maximum of 17 car parking spaces (as shown on drawing SQP-ZZ-B1-DP-A-PL01103-P2), or any subsequent approved revisions thereafter) shall be provided for the use of White Badge holders only. The spaces shall be delivered in line with phasing provisions, prior to the occupation of each phase, as set out below:</p> <p>Phase 1 Car Parking Provision total 5 white badge spaces.</p> <p>Phase 2 Car Parking Provision cumulative total 12 white badge spaces.</p> <p>Total Car Parking Provision of 17 white badge spaces.</p> <p>All of the vehicular parking spaces shall be clearly marked out at all times and shall not be used for any purpose other than for the parking of private motor vehicles by White Badge holders unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure that the proposed development does not prejudice the free flow of traffic, the conditions of general safety along the neighbouring highway or the amenities of the area</p>																
26	Parking Design and Management Plan	<p>Prior to occupation of the relevant phase a Parking Design and Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Car Park Management Plan shall include (but not limited to) the following details.</p> <ol style="list-style-type: none"> <li>Management and leasing arrangements, including confirmation that spaces will be leased and not sold</li> <li>Allocation</li> <li>Control to enter and leave</li> <li>Enforcement</li> </ol>																

		<p>e. Monitoring usage and annual reports – to be made available to the Council – including the potential for car parking spaces to be converted to other uses (e.g. cycle parking) if not utilised</p> <p>f. Management of non-residential spaces, including charges, method of charging and prebooking facilities, information on availability of spaces;</p> <p>g. Communication both to residents and visitors</p> <p>h. Measures to discourage car travel (informed by travel plan)</p> <p>i. Communication</p> <p>j. Maintenance</p> <p>k. Measures to discourage use of car (informed by the Travel Plan draft conditions GLA/4172/4172a/05 24</p> <p>l. Compliance with TfL 'Guidance on car parking management and car park design'.</p> <p>m. a scheme for the management of the 20% active EVCP bays at basement level, to ensure that they are only occupied by electric vehicles.</p> <p>n. A wayfinding plan to show delineated pedestrian and cycle routes in the car park</p> <p>o. details of how initial and future provision of disabled persons parking spaces will be made, managed and enforced, if required.</p> <p>The development shall not be occupied other than in accordance with the approved scheme.</p> <p>Reason: To ensure a safe and convenient form of development and to safeguard the amenities of the area generally. To ensure the development does not have a significant impact on the local highway network and to ensure compliance with TfL's Vision Zero standards, London Plan Policy T4.B and Policy T6.1 G.</p>
27	Roads & car parking	<p>Prior to the occupation of the relevant phase of the development, the access roads, vehicle loading and unloading areas, turning areas, pick up/drop off area and parking areas as shown on the approved plan(s) within this decision notice shall be provided and retained thereafter.</p> <p>Reason: To ensure the development makes adequate provision for the off-street parking and manoeuvring of vehicles likely to be associated with its use in accordance with WCC City Plan Policy 28.</p>
28	Traffic Management Plan	<p>a) Prior to the occupation of the relevant phase of development hereby approved, a Traffic Management Plan shall be submitted to and approved in writing by the local planning authority, in consultation with TfL. The Traffic Management Plan shall set out the proposed management arrangements for vehicles movement within the relevant phase and including any internal shared access.</p> <p>b) The applicant is to submit details of appropriate road markings, signage internal to the site and wayfinding details to regulate the movement of traffic, cyclists and pedestrians.</p> <p>The approved details shall be implemented prior to the occupation of the last phase and retained thereafter.</p> <p>Reason: To prevent obstruction of the public highway surrounding the site and the internal roads and avoid accidents.</p>
29	Delivery and Servicing Plan	<p>The relevant phase of development shall not be occupied unless and until a Delivery and Servicing Plan (DSP) for that phase has been submitted to and approved in writing by the local planning authority in consultation with TfL. The DSP should have regard to the Transport Assessment dated January 2023</p>

		<p>submitted and provide details of the expected type and expected frequency of service vehicles including waste removal and for all uses, the hours within which they would arrive and depart, the intended locations for loading and unloading of vehicles and associated waiting and turning areas and access routes and show clear vehicle sweep paths based on up to date information in relation to overall vehicle movements associated with the development. The relevant phase of development shall only be constructed in accordance with the approved details and thereafter retained.</p> <p>Reason: To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in Policy 29 of the City Plan 2019 - 2040 (April 2021).</p>
30	Waste and recycling measure	<p>You must apply to the Local Planning Authority for approval of details of how waste and recycling is going to be stored and managed on the site, in line with the consented Operational Waste Management Plan dated November 2022. You must not start work on the relevant phase of the development until the Local Planning Authority have approved what you have sent them. You must then provide the waste and recycling store and manage waste in line with the approved details. You must not use the waste store for any other purpose.</p> <p>Reason: To protect the environment and provide suitable storage for waste and materials for recycling as set out in Policies 7 and 37 of the City Plan 2019 - 2040 (April 2021).</p>
31	Water efficiency	<p>Prior to first occupation of each phase of the development, a completed Water Efficiency Calculator for New Dwellings must be submitted to the local planning authority and approved in writing to show that internal potable water consumption for each of the dwellings will be limited to 110 litres per person per day (l/p/d) based on the Government's national calculation method for water efficiency for the purposes of Part G of the Building Regulations. The Water Efficiency Calculator should be accompanied by details of the location and type of all appliances or fittings that use water, the capacity or flow rate of any equipment and any rainwater or greywater collection systems incorporated as part of the development. The development shall be carried out in accordance with the approved details and the approved details shall be complied with for the life of the development.</p> <p>Reason: In the interest of energy efficiency and sustainability.</p>
32	Biodiversity and bird/bat boxes	<p>The development's biodiversity improvements must be carried out in accordance with the Biodiversity Net Gain Assessment by Ramboll and dated November 2022 and shall be maintained as such thereafter. You must apply to the Local Planning Authority for approval of detailed drawings indicating the location, number and type of bird (including swifts) and bat boxes to be incorporated within the development prior to occupation. You must then install these boxes on the development in accordance with the details we approved. The boxes shall be installed prior to the occupation of the relevant phase of the development and shall not be removed unless agreed in writing by the City Council.</p> <p>Reason: To achieve biodiversity net gain, as set out in Policy 34 of the City Plan 2019 - 2040 (April 2021).</p>
33	External lighting assessment	<p>Prior to the occupation of each phase of development, full details of any proposed external lighting (the External Lighting Scheme) for that phase shall be submitted to and approved in writing by the local planning authority. Each External Lighting Scheme shall include details of the appearance and</p>

		<p>technical details/specifications, intensity, orientation and screening of lamps, siting, the means of construction and laying of cabling, the timing of installation and details of the proposed hours of operation. The scheme should be designed to minimise the risk of light spillage beyond the development site boundary and into the sky and to avoid dazzle to nearby transport infrastructure and drivers on nearby roads.</p> <p>Each External Lighting Scheme is to be constructed and / or installed prior to occupation of the residential units within the relevant phase and shall be retained for so long as the development shall exist. No external lighting shall be installed other than that approved by this condition.</p> <p>Reason: To ensure that safety is not compromised with regard to the principles/practices of Secured by Design and to minimise adverse impacts of light pollution on the highway and public transport networks and London City Airport's flight operations.</p>
34	Energy Statement	<p>Within three months of first occupation of the relevant phase, a certificated Post Construction Review, or other verification process agreed with the local planning authority, shall be submitted to the local planning authority to demonstrate that the agreed standards set out in the Energy Statement dated January 2023 (or any relevant revised Strategy or Energy Addendum that has been approved in writing by the local planning authority, where appropriate), have been met and it shall be approved in writing by the local planning authority in consultation with the GLA.</p> <p>Reason: To ensure that the completed development makes the carbon savings anticipated at application stage, in accordance with policy SI 2 of the London Plan (March 2021).</p>
35	'As built' SAP worksheets - all residential	<p>Prior to first occupation of each phase of development, 'as-built' Standard Assessment Procedure (SAP) outputs must be submitted to the local planning authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved details. If the development is unable to meet the required reduction in CO2 emissions through the approved energy strategy, then any shortfall shall be made up through the application of further sustainability measures. The relevant phase of development shall be carried out in accordance with the approved details and any approved measures thereafter retained.</p> <p>Reason: In the interest of energy efficiency and sustainability.</p>
36	'As built' worksheets - major non residential	<p>Prior to first occupation of each phase of development, 'as-built' Building Regulations UK Part L (BRUKL) report/modelling outputs shall be submitted to the local planning authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved details. If the development is unable to meet the required reduction in CO2 emissions through the approved energy strategy, then any shortfall shall be made up through the application of further sustainability measures. The development shall be carried out in accordance with the approved details and any approved measures thereafter retained.</p> <p>Reason: In the interest of energy efficiency and sustainability.</p>
37	Whole life carbon	<p>Prior to the occupation of the relevant phase of development the post-construction tab of the GLA's Whole Life-Cycle Carbon Assessment template should be completed in line with the GLA's Whole Life-Cycle Carbon Assessment Guidance.</p>

		<p>The post-construction assessment should be submitted to the GLA at: <a href="mailto:ZeroCarbonPlanning@london.gov.uk">ZeroCarbonPlanning@london.gov.uk</a>, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the relevant phase of development.</p> <p>Reason: In the interests of sustainable development and to maximise on-site carbon dioxide savings.</p>
38	Circular Economy	<p>The relevant phase of development shall be carried out and maintained in accordance with the Circular Economy Statement by Buro Happold dated January 2023 for the lifetime of the development. Prior to the occupation of the relevant phase of development, a post-construction monitoring report should be completed in line with the GLA's Circular Economy Statement Guidance.</p> <p>The post-construction monitoring report shall be submitted to the GLA, currently via email at: <a href="mailto:circulareconomystatements@london.gov.uk">circulareconomystatements@london.gov.uk</a>, along with any supporting evidence as per the guidance. Confirmation of submission to the GLA shall be submitted to, and approved in writing by, the local planning authority, prior to occupation of the relevant phase of development.</p> <p>Reason: In the interests of sustainable waste management and in order to maximise the re-use of materials.</p>
39	Photovoltaic (PV) panels	<p>Prior to occupation of the relevant phase of development the full details of the proposed location and manufacturers specification(s) for PV panels in that phase should be submitted to and approved by the local planning authority.</p> <p>The development shall only be constructed in accordance with the approved details and provided prior to occupation. The approved details shall be retained thereafter.</p> <p>Reason: To safeguard London City Airport's flight operations and reduce carbon emissions from the development.</p>
40	Cooling and overheating strategy	<p>Prior to completion of the ground floor slab further overheating analysis will be submitted to the Local Authority for approval in consultation with the GLA, for the unrestricted openable windows scenario that will show updated results for passive measures (in line with the Cooling Hierarchy) that will seek to maximise compliance with CIBSE TM59 using the DSY1 2020 weather file (London_LWC_DSY1_2020High50.epw). The impact to internal daylight &amp; sunlight levels when amending the g value of the facades will also be undertaken and submitted. If the amendments are proved feasible and do not substantially worsen the Internal Daylight, Sunlight and Overshadowing Report dated November 2022 &amp; therefore results reported at paragraph 431 &amp; 432 of the Hearing Addendum Report dated 17<sup>th</sup> March 2023 it is expected that these are adopted.</p> <p>If the above requires amendments to be made to the overheating strategy, prior to the occupations of each phase of development, the results of dynamic overheating modelling undertaken in line with the relevant</p>

		<p>Chartered Institution of Building Engineers (CIBSE) guidance together with details of all proposed measures for minimising overheating and meeting the development's cooling needs must be submitted to the Local Planning Authority and approved in writing. The design, materials, construction and operation of the development should demonstrate compliance with the Mayor's cooling hierarchy and the GLA's Overheating Checklist set out in the Mayor's guidance on Preparing Energy Assessments as amended. The details should align with the Energy Statement and overheating/cooling strategy submitted dated January along with the acoustic and air quality assessments.</p> <p>Reason: In the interest of energy efficiency and sustainability.</p>
41	Fan Coil Units Set Points	<p>Prior to occupation of each phase of development, the applicant should submit evidence that the FCU have a minimum set point of 24°C +/- 2°C, to demonstrate that cooling will not be used when not needed. The minimum set points shall thereafter be retained.</p> <p>Reason: In the interest of energy efficiency and sustainability.</p>

### Monitoring and management

42	Phasing Plan & order of construction	<p>Each Phase within the development hereby permitted shall be commenced and constructed in accordance with the approved Phasing Plan titled PGPS Phasing Plan dated January 2023 showing the location of each Phase. Each phase of the development shall be commenced in the approved order starting with Phase 0 through to Phase 2.</p> <p>Reason: To ensure that the development is consistent with the principles of good masterplanning and to safeguard against adverse impacts on the free flow of traffic on local roads and the amenities of the area.</p>
43	Fire Strategy	<p>The development must be carried out and maintained in accordance with the Fire Statement prepared by AESG and dated January 2023 and retained thereafter.</p> <p>Reason: To ensure that the development incorporates the necessary fire safety measures.</p>
44	Construction work hours.	<p>Except for piling, excavation and demolition work, you must carry out any building work which can be heard at the boundary of the site only:</p> <ul style="list-style-type: none"> <li>• between 08.00 and 18.00 Monday to Friday;</li> <li>• between 08.00 and 13.00 on Saturday; and</li> <li>• not at all on Sundays, bank holidays and public holidays.</li> </ul> <p>You must carry out piling, excavation and demolition work only:</p> <ul style="list-style-type: none"> <li>• between 08.00 and 18.00 Monday to Friday; and</li> <li>• not at all on Saturdays, Sundays, bank holidays and public holidays.</li> </ul> <p>Noisy work must not take place outside these hours unless otherwise agreed through a Control of Pollution Act 1974 section 61 prior consent in special circumstances (for example, to meet police traffic restrictions, in an emergency or in the interests of public safety).</p> <p>Reason: To protect the environment of neighbouring occupiers. This is as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021). (R11AD)</p>

45	Environmental Statement	<p>The development hereby permitted shall be constructed in accordance with the environmental standards, mitigation measures, embedded mitigation measures, requirements, recommendations and methods of implementing the development contained in the Environmental Statement (ES) and appendices dated January 2023 therein relevant to the development prepared by Ramboll, unless and to the extent that such standards, measures, requirements and methods are altered by the express terms of the conditions attached to this planning permission and the approved drawings and supplementary documents submitted pursuant to them.</p> <p>Reason: To ensure that the development is carried out in accordance with the Environmental Statement and the mitigation measures proposed therein.</p>
46	Plant Noise	<p>(1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed the representative typical external background noise level, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the City Council. The background noise level should be expressed in terms of the representative typical LA90, 15 mins during the proposed hours of operation, in accordance with BS 4142:2014+A1:2019. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its design duty.</p> <p>(2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 5 dB below the typical external background noise level, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the City Council. The background level should be expressed in terms of the representative typical LA90, 15 mins during the proposed hours of operation, in accordance with BS 4142:2014+A1:2019. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its design duty.</p> <p>(3) Following installation of the plant and equipment, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report confirming previous details and subsequent measurement data of the installed plant, including a proposed fixed noise level for written approval by the City Council. Your submission of a noise report must include:</p> <ul style="list-style-type: none"> <li>(a) A schedule of all plant and equipment that formed part of this application;</li> <li>(b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;</li> <li>(c) Manufacturer specifications of sound emissions ,including in octave or third octave detail where available;</li> <li>(d) The location of most affected noise sensitive receptor location and the most affected window of it;</li> <li>(e) Distances between plant &amp; equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;</li> <li>(f) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (d) above (or a suitable representative position), at times when background noise is representative of typical conditions during the hours when the plant and equipment will operate. This</li> </ul>

		<p>acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;</p> <p>(g) The representative typical LA90, 15 mins measurement recorded under (f) above;</p> <p>(h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;</p> <p>(i) The proposed maximum noise level to be emitted by the plant and equipment. (C46AC)</p> <p>Reason: Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Environmental Supplementary Planning Document (May 2021), so that the noise environment of people in noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.</p>
47	Sound insulation and noise protection	<p>The design and structure of the development shall be of such a standard that it will protect residents within the same building or in adjoining buildings from noise and vibration from the development, so that they are not exposed to noise levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night. Inside bedrooms 45 dB L Amax is not to be exceeded more than 15 times per night-time from sources other than emergency sirens.</p> <p>The design of the separating wall and/or floor structure should be such that the received value in the residential habitable spaces, with music playing, should be 10 dB below that measure without music events taking place, at the quietest time of day and night, measured over a period of 5 minutes and in the indices of Leq &amp; LFM<sub>ax</sub> in the octave bands of 63 Hz &amp; 125 Hz.</p> <p>Reason: To ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the same or adjoining buildings from noise and vibration from elsewhere in the development, as set out Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Environmental Supplementary Planning Document (May 2021).</p>
48	Noise commercial space	<p>(1) Where noise emitted from the proposed internal activity in the development will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the internal activity within the commercial units hereby permitted, when operating at its noisiest, shall not at any time exceed the representative typical external background noise level , at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the City Council. The background noise level should be expressed in terms of the representative typical LA90, 15 mins during the permitted hours of operation, in accordance with BS 4142:2014+A1:2019. The activity-specific noise level should be expressed as LAeqTm,, and shall be representative of the activity operating at its noisiest.</p> <p>(2) Where noise emitted from the proposed internal activity in the development will contain tones or will be intermittent, the 'A' weighted sound pressure level from the internal activity within the commercial units hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 5 dB below the typical external background noise level, at a point 1 metre outside any</p>



		<p>window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the City Council. The background level should be expressed in terms of the representative typical LA90, 15 mins during the permitted hours of use, in accordance with BS 4142:2014+A1:2019. The activity-specific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest.</p> <p>(3) Following completion of the development, you may apply in writing to the City Council for a fixed maximum noise level to be approved. This is to be done by submitting a further noise report including a proposed fixed noise level for written approval by the City Council. Your submission of a noise report must include:</p> <p>(a) The location of most affected noise sensitive receptor location and the most affected window of it;</p> <p>(b) Distances between the application premises and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;</p> <p>(c) Measurements of existing LA90, 15 mins levels recorded one metre outside and in front of the window referred to in (a) above (or a suitable representative position), at times when background noise is representative typical during the permitted hours of use. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;</p> <p>(d) The lowest existing LA90, 15 mins measurement recorded under (c) above;</p> <p>(e) Measurement evidence and any calculations demonstrating that the activity complies with the planning condition;</p> <p>(f) The proposed maximum noise level to be emitted by the activity. (C47AC)</p> <p>Reason: Because existing external ambient noise levels exceed WHO Guideline Levels and as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Environmental Supplementary Planning Document (May 2021), so that the noise environment of people in noise sensitive receptors is protected, including the intrusiveness of tonal and impulsive sounds, and by contributing to reducing excessive ambient noise levels. Part (3) is included so that applicants may ask subsequently for a fixed maximum noise level to be approved in case ambient noise levels reduce at any time after implementation of the planning permission.</p>
49	Vibration	<p>No vibration shall be transmitted to adjoining or other premises and structures through the building structure and fabric of this development as to cause a vibration dose value of greater than 0.4m/s (1.75) 16 hour day-time nor 0.2m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.</p> <p>Reason: To ensure that the development is designed to prevent structural transmission of noise or vibration and to prevent adverse effects as a result of vibration on the noise environment in accordance with Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021) and the draft Environmental Supplementary Planning Document (May 2021).</p> <p>Reason: To protect the amenity of future occupants and/or neighbours.</p>
50	BMU's	<p>Building Maintenance Units must be kept in their fully retracted / parked states at all times other than when they are in use.</p> <p>Reason: To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021).</p>
51	No external painting	<p>You must not paint the external masonry of the new buildings without the Local Planning Authorities permission. This is despite the fact that this work would</p>

		<p>normally be 'permitted development' under the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order that may replace it).</p> <p>Reason: To make sure that the appearance of the buildings are suitable and that it contributes to the character and appearance of the area. This is as set out in Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021).</p>
52	Flexible commercial space	<p>You must only use the flexible commercial units (units 8 &amp; 9 within Phase 1 and 1 to 7 in Phase 2) shown on the approved plans for:</p> <p>a) the display or retail sale of goods, principally to visiting members of the public;</p> <p>b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises;</p> <p>c) the provision of financial, professional or any other services appropriate to provide in a commercial, business or service locality and principally to visiting members of the public;</p> <p>d) indoor sport, recreation or fitness, not involving motorised vehicles or firearms, principally to visiting members of the public;</p> <p>e) the provision of a clinic or health centre but no other uses within E(e) use class, principally to visiting members of the public; and/or</p> <p>f) an office to carry out any operational or administrative functions, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.</p> <p>g) for creche, day nursery or day centre (not including a residential use)</p> <p>h) Commercial units 01 and 02 as shown on the approved drawings should only be used for food and drink uses (Eb use class) given the units prominent location and ability of those units to potentially have seating in the public realm. Commercial unit 03 must provide an active frontage with unobstructed views in and out.</p> <p>Reason: To protect neighbouring residents from noise nuisance, avoid blocking surrounding streets, for visual amenity reasons, to ensure that sustainable transport modes are used and to safeguard air quality, as set out in policies 7, 24, 25, 29, 32 and 33 of the City Plan 2019-2040 (April 2021).</p>
53	Community floor space	<p>Notwithstanding the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (and any statutory instrument revoking, re-enacting or modifying either order), the community centre floorspace of the development (133 sqm in phase 1/labelled community unit) hereby permitted shall not be allowed a change of use to any other use within Class F2 as specified in schedule 2 Part B to the Town and Country Planning (Use Classes) Order 1987 (as amended) on 1 September 2020 and shall only be used for a use within Class F2(b) other than with express planning permission.</p> <p>Reason: To ensure that the proposal meets the needs of the community.</p>
54	Hours of commercial uses	<p>Customers shall not be permitted within the flexible commercial premises before 0700 or after 2300 each day.</p> <p>Reason: To protect the environment of people in neighbouring properties and within the new development as set out in Policies 7, 16 and 33 of the City Plan 2019 - 2040 (April 2021).</p>

55	Contamination during development	<p>If during implementation of each phase of development, contamination is encountered which has not previously been identified, the additional contamination shall be fully assessed and a specific contaminated land assessment and associated remedial strategy shall be submitted to and agreed in writing by the local planning authority before the additional remediation works are carried out. The agreed strategy shall be implemented in full prior to the completion of the relevant phase.</p> <p>Reason: To prevent harm to human health and pollution of the environment.</p>
56	Drainage system and risk to controlled water	<p>No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the Local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details</p> <p>Reason: To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants.</p>
57	No external plant and equipment	<p>You must not put any machinery or associated equipment, ducts, tanks, satellite or radio aerials on the roof, except those shown on the approved drawings and documents unless and until details of their size and location have been submitted to and approved by the local planning authority.</p> <p>Reason: To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021).</p>
58	Telecommunication	<p>The pre-construction telecommunication assessment dated 21st February 2023 shall be complied with and, if required, the mitigation measures shall be installed prior to first occupation of the residential units within that relevant phase.</p> <p>Reason: To mitigate the impacts of TV reception to neighbouring properties and in accordance with the mitigation measures identified in the Environmental Impact Assessment.</p>
59	No canopies to balconies	<p>You must not put structures such as canopies, fences, loggias, trellises or satellite or radio antennae on the balconies and terraces to each flat.</p> <p>Reason: To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area. This is as set out in Policies 38 and 40 of the City Plan 2019 - 2040 (April 2021).</p>
60	Future ventilation	<p>Before a restaurant or cafe can open within a flexible commercial unit, you must apply to the Local Planning Authority for approval of details of the ventilation system to get rid of cooking smells, including details of how it will be built and how it will look. You must not begin the restaurant or café use within each unit until the Local Planning Authority has approved what you have sent them and you have carried out the work according to the approved details.</p> <p>Reason: To protect the environment of people in neighbouring properties as set out in Policies 7 and 33 of the City Plan 2019 - 2040 (April 2021).</p>
61	BREEAM Final Certificate -	<p>Within 3 months of the first occupation of each ground floor commercial unit (Class E), a BREEAM New Construction 2018 Final (Post-Construction)</p>

	major non-residential	<p>Certificate, issued by the BRE or equivalent authorizing body, must be submitted to the local planning authority and approved in writing to demonstrate that an 'Excellent' rating has been achieved. Construction Stage assessment will be produced post-occupancy, to allow time for collation of accurate evidence, and for the 2-month review and comment period by the BRE.</p> <p>Reason: In the interest of energy efficiency and sustainability.</p>
62	Building Regulation M4(2)	<p>89.4% of the residential units hereby approved within the development shall be compliant with Approved Document Part M4(2).</p> <p>Reason: In the interest of inclusive access and to ensure homes to meet diverse and changing needs.</p>
63	Building Regulation M4(3) (Wheelchair)	<p>10.6% of the residential units hereby approved within the development shall be compliant with Approved Document Part M4(3).</p> <p>Reason: In the interest of inclusive access and to ensure homes to meet diverse and changing needs.</p>
64	External seating	<p>No seating, tables or chairs shall be permitted within the public realm within the Site unless a scheme for such has been previously approved in writing with the Local Planning Authority. The scheme shall include, location, design, hours, purpose and management.</p> <p>Reason: To protect the amenities of nearby residents and for highway and pedestrian safety.</p>

**Informatives**

1	S106 agreement	You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.
2	Pre-commencement conditions	The pre-commencement and pre-occupation conditions attached to this decision notice are considered necessary in order to safeguard transport infrastructure, protect the amenities of existing residents, future occupiers and users of the proposed development and to ensure that the proposed development results in a sustainable and well-designed scheme amongst other matters.
3	CIL payment and liability notice	The Greater London Authority consider that this permission is liable for a contribution under the Community Infrastructure Levy (CIL). Before work commences there are certain forms which you must complete and return to the Westminster City Council. Please note that penalty surcharges could be added to contributions should CIL regulations not be followed. Further details of what to submit and timescales in relation to the Community Infrastructure Levy can be found online at: <a href="https://www.gov.uk/guidance/community-infrastructure-levy">https://www.gov.uk/guidance/community-infrastructure-levy</a> . CIL forms can be found at: <a href="https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5">https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/5</a>
4	CIL phasing	This planning permission is a phased planning permission which expressly provides for development to be carried out in phases for the purposes of the Community Infrastructure Levy Regulations 2010 (as amended). Each Phase

		may be treated as a separate chargeable development for the purpose of the Community Infrastructure Levy Regulations 2010 (as amended).
5	Deemed discharge	All conditions are exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 as the development was subject to an Environmental Impact Assessment.
6	Adverts	You are advised that any advertisements to be erected at the premises may require consent under the Control of Advertisement Regulations 2007.
7	Statement of positive and proactive action in dealing with the application	The applicant was provided with pre application advice. The local planning authority was able to negotiate successfully with the applicant to amend the application so that it complied with the relevant policies. In dealing with this application, the Mayor, acting as the Local Planning Authority, has expeditiously considered the application against all relevant national, regional and local planning policy; and has decided to grant planning permission in accordance with the recommendation in GLA Representation Hearing report GLA/1200cd/07. The Mayor has, therefore, worked in a positive, proactive and creative manner in relation to dealing with this planning application in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015 and paragraph 38 of the National Planning Policy Framework. The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.
8	Further approval and consents	This approval only grants permission under Section 57 of the Town and Country Planning Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control at Westminster City Council before proceeding with the work.
9	Designing out crime	The applicant must seek the advice of the Metropolitan Police Service Designing Out Crime Officers (DOCOs) at each phase and notify this office of any changes to the planning application or approved scheme relevant to security or design layout. The services of MPS DOCOs are available free of charge and can be contacted via Docomailbox.NE@met.police.uk or during office hours via Telephone: 0208 217 3813.
10	Housing ventilation	The mechanical ventilation to the bathrooms should comply with Part F of the Building Regulations 2010. (This also works for utility rooms). Where the kitchen areas form part of a living room they should be provided with mechanical extract ventilation (or other approved alternative to a window opening) to prevent transmission of water vapour and odours to the living areas. Kitchens without windows should have mechanical ventilation to comply with the latest Building Regulations.
11	Food law requirements	The kitchen and other food areas of the premises need to comply in full with EU 852/2004 as enforced by the Food Hygiene (England) Regulations 2006, EU 178/2002 as enforced by the General Food Regulations 2004 The Food Premises Registration Regulations 1991 (under these regulations there is a requirement to register with the Environmental Health Service at least 28 days prior to opening).  All structural finishes and equipment must comply with the Catering Guide (industry) to Good Hygiene Practice (Chadwick House Group Ltd).  Particular Requirements of the Hygiene Legislation Include:

		<p>Sufficient internal and external hygiene refuse storage capacity. The external store should be capable of accommodating standard Council wheeled bins of a total capacity appropriate to the scale of the business. External bins should not be placed in a position where they are likely to cause an obstruction.</p> <p>Provision of double sink and wash-hand basin in main food preparation area.</p> <p>Hot water supply to all wash-hand basins and sinks should preferably be from a gas fired balanced flue instant water heater.</p> <p>Sufficient refrigeration and freezer capacity.</p> <p>Sufficient hot food storage/display/capacity (if applicable).</p> <p>Kitchen layout to facilitate separation of raw and cooked food handling and preparation.</p> <p>Adequate artificial lighting levels throughout, achieved by means of fluorescent tube lights, (minimum wattage 40 watts) fitted with diffusers.</p> <p>Sufficient general ventilation to all rooms</p> <p>Extraction ventilation to food preparation areas/rooms must be capable of maintaining at least 20 air changes per hour.</p> <p>Creation of a lobby between the WC and the food rooms.</p> <p>All structural finishes, work surfaces and equipment to be of durable, smooth and impervious materials.</p>
12	Lifting Operations and Lifting Equipment Regulations 1998 (LOLER)	<p>The proposed passenger/goods lift must comply with the requirements of the Lifting Operations and Lifting Equipment Regulations 1998 (LOLER). There is a specific requirement that no new lift may be used unless it has either a certificate of thorough examination or a certificate of conformity to the relevant EU Directive. Normal commissioning documentation is not adequate. Use of a lift that does not comply with LOLER is a criminal offence. You should refer to your CDM planning supervisor to ensure compliance. Note: Compliance with Planning Law does not automatically mean that you will comply with more specific Health and Safety Law requirements.</p>
13	Licensing	<p>It is possible that some of the premises may need a licence under the Licensing Act 2003 for regulated entertainment (music, dancing etc.), supply of alcohol and the provision of late night refreshment. Any grant of the planning approval is without prejudice to the Council's right as Licensing Authority to either grant or refuse any application under the Licensing Act 2003.</p>
14	Thames Water underground assets	<p>The proposed development is located within 15 metres of Thames Water underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read Thames Water's guide 'working near our assets' to ensure your workings are in line with the necessary processes if working above or near Thames Water pipes or other structures:</p> <p><a href="https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes">https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes</a>. Should you require further information please contact Thames Water. Email: <a href="mailto:developer.services@thameswater.co.uk">developer.services@thameswater.co.uk</a> Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB.</p>
15	Highways Licensing	<p>Under the Highways Act 1980 you must get a licence from us before you put skips or scaffolding on the road or pavement. It is an offence to break the conditions of that licence. You may also have to send us a programme of work so that we can tell your neighbours the likely timing of building activities. For more advice, please visit our website at <a href="http://www.westminster.gov.uk/guide-temporary-structures">www.westminster.gov.uk/guide-temporary-structures</a>.</p>

16	Building Regulations	You are advised that the works are likely to require building regulations approval. Details in relation to Westminster Building Control services can be found on our website at <a href="http://www.westminster.gov.uk/contact-us-building-control">www.westminster.gov.uk/contact-us-building-control</a>
17	Street numbering	<p>Please make sure that the street number and building name (if applicable) are clearly displayed on the building. This is a condition of the London Building Acts (Amendments) Act 1939, and there are regulations that specify the exact requirements.</p> <p>For further information on how to make an application and to read our guidelines on street naming and numbering, please visit our website: <a href="http://www.westminster.gov.uk/street-naming-numbering">www.westminster.gov.uk/street-naming-numbering</a>; (I54AB)</p>
18	Waste Project Officer	Please email Westminster's Project Officer (Waste) at <a href="mailto:wasteplanning@westminster.gov.uk">wasteplanning@westminster.gov.uk</a> ; for advice about your arrangements for storing and collecting waste.
19	Highway works	<p>You need to speak to our Highways section about any work which will affect public roads. This includes new pavement crossovers, removal of redundant crossovers, changes in threshold levels, changes to on-street parking arrangements, and work which will affect pavement vaults. You will have to pay all administration, design, supervision and other costs of the work. We will carry out any work which affects the highway. When considering the desired timing of highway works in relation to your own development programme please bear in mind that, under the Traffic Management Act 2004, all works on the highway require a permit, and (depending on the length of the highway works) up to three months advance notice may need to be given. For more advice, please email <a href="mailto:AskHighways@westminster.gov.uk">AskHighways@westminster.gov.uk</a>. However, please note that if any part of your proposals would require the removal or relocation of an on-street parking bay, this is unlikely to be approved by the City Council (as highway authority).</p>
20	Pollution	<p>When carrying out building work you must take appropriate steps to reduce noise and prevent nuisance from dust. The planning permission for the development may include specific conditions relating to noise control, hours of work and consideration to minimising noise and vibration from construction should be given at planning application stage. You may wish to contact to our Environmental Sciences Team (email: <a href="mailto:environmentalsciences2@westminster.gov.uk">environmentalsciences2@westminster.gov.uk</a>) to make sure that you meet all the requirements before you draw up contracts for demolition and building work.</p> <p>When a contractor is appointed, they may also wish to contact the Environmental Sciences Team before starting work. The contractor can formally apply for consent for prior approval under Section 61, Control of Pollution Act 1974. Prior permission must be sought for all noisy demolition and construction activities outside of core hours on all sites. If no prior permission is sought where it is required the authority may serve a notice on the site/works setting conditions of permitted work (Section 60, Control of Pollution Act 1974).</p> <p>British Standard 5228:2014 'Code of practice for noise and vibration control on construction and open sites' has been recognised by Statutory Order as the accepted guidance for noise control during construction work.</p> <p>An action in statutory nuisance can be brought by a member of the public even if the works are being carried out in accordance with a prior approval or a notice.</p>

21	Water Infrastructure	<p>Fractures and ruptures can cause burst water mains, low water pressure or sewer flooding. You are advised to consult with Thames Water on the piling methods and foundation design to be employed with this development in order to help minimise the potential risk to their network. Please contact: Thames Water Utilities Ltd Development Planning Maple Lodge STW Denham Way Rickmansworth Hertfordshire WD3 9SQ Tel: 01923 898072</p> <p>Email: <a href="mailto:Devcon.Team@thameswater.co.uk">Devcon.Team@thameswater.co.uk</a></p> <p>Please note: the full text for informatives can be found in the Council's Conditions, Reasons &amp; Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.</p>
22	Gas infrastructure	<p>Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.</p> <p>If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting <a href="http://cadentgas.com/diversions">cadentgas.com/diversions</a></p> <p>Prior to carrying out works, including the construction of access points, please register on <a href="http://www.linesearchbeforeudig.co.uk">www.linesearchbeforeudig.co.uk</a> to submit details of the planned works for review, ensuring requirements are adhered to.</p>
23	Trees in conservation areas	<p>Part of this site and trees on adjacent land are in a conservation area. By law you must write and tell us if you want to cut, move or trim any of the trees here. You can apply online at the following link: <a href="http://www.westminster.gov.uk/trees-and-high-hedges">www.westminster.gov.uk/trees-and-high-hedges</a>. You may want to discuss this first with our Tree Officers by emailing <a href="mailto:privatelyownedtrees@westminster.gov.uk">privatelyownedtrees@westminster.gov.uk</a></p>

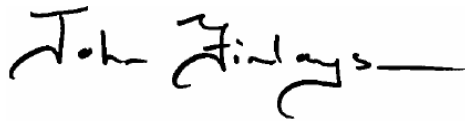
### Statement of positive and proactive action in dealing with the application

In dealing with this application, the Deputy Mayor, acting under delegated authority and as the Local Planning Authority, has expeditiously considered the application against all relevant national, regional and local planning policy; and has decided to grant planning permission in accordance with the recommendation in GLA Representation Hearing Report GLA/2021/1194/S3/01; GLA Representation Hearing Report Addendum GLA/2021/1194/S3/01. The Deputy Mayor has, therefore, worked in a positive, proactive and creative manner in relation to dealing with this planning application in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015 and paragraph 38 of the National Planning Policy



Framework. The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

Yours sincerely

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

**John Finlayson**  
Head of Development Management

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

## **NOTES TO APPLICANTS**

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

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

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

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

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

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

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

### **Purchase Notices and Compensation**

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

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