

**DECISION NOTICE – APPROVAL**

Application No: 19/3259

To: Mr Laurence Brooker  
Turley  
8th Floor, Lacon House  
84 Theobalds Road  
WC1X 8NL

I refer to your application dated **11/09/2019** proposing the following:

Full planning application for a phased development for the demolition of 2 Canterbury Road, 1-7 and 15-33 Peel Precinct and 8-14 Neville Close, and erection of seven buildings (A to G) ranging between 5 and 16 storeys, plus part basement, comprising private sale residential units (Use Class C3), shared ownership residential units (Use Class C3), social rented residential units (Use Class C3); new health centre (Use Class D1), new gym (Use Class D2), flexible use class within retail and commercial units (Use Class A1/A3/B1) at ground floor, associated landscaping, highways and public realm improvements (including new public space and market square), private open space, associated car parking, cycle parking and servicing provision and subject to a Deed of Agreement dated 15/02/2021 under Section 106 of the Town and Country Planning Act 1990, as amended

and accompanied by plans or documents listed here:  
See Condition 4

at **Peel Precinct, 97-112 Carlton House, Canterbury Terrace, 8-14 Neville Close, 2 Canterbury Road & Peel Site Garages, London, NW6**

The Council of the London Borough of Brent, the Local Planning Authority, hereby **GRANT** permission for the reasons and subject to the conditions set out on the attached Schedule B.

Date: 15/02/2021

Signature:



**Gerry Ansell**  
Head of Planning and Development Services

**Notes**

1. Your attention is drawn to Schedule A of this notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.
2. This decision does not purport to convey any approval or consent which may be required under the

Building Regulations or under any enactment other than the Town and Country Planning Act 1990.

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## SCHEDULE 'A'

### Appeals to the Secretary of State

The applicant may appeal to the Secretary of State if he or she is aggrieved by the decision of the local planning authority in respect of:

- (1) Refusal of a planning, Permission in Principle, Technical Details Consent, listed building consent or conservation area consent application, including refusal to vary or discharge conditions.
- (2) The conditions attached to a planning, Technical Details Consent, listed building consent or conservation area consent application.
- (3) Refusal, partial refusal or deemed refusal of a lawful development certificate.

The correct form must be used to appeal – Planning; Permission in Principle, Householder Planning; Listed Building Consent; Conservation Area Consent or Certificate of Lawful Use or Development Appeal Forms. Please specify form required, if requesting from Inspectorate. The time period to do this will vary depending on the application type or development type. An appeal must be made within the following time periods of the decision date:

- (1) An advertisement application must be made within 8 weeks
- (2) A full application, removal or variation of condition for a householder\* development must be made within 12 weeks. (See below for definition of householder)
- (3) All other application types or development types must be made within 6 months

However, different timescales apply where the development is also the subject of an enforcement notice. If an enforcement notice has been served within two years of an application being submitted or is served before the time period for determining the application has expired, the time limit to appeal is 28 days from date of refusal or the date of determination. If an enforcement notice is served after the application's decision date or date for determination, the time limit is 28 days from the enforcement notice served date, unless this would extend the period beyond the usual time limit for cases not involving an enforcement notice.

- The Secretary of State can allow a longer period for giving notice of an appeal but he/she will not normally be prepared to use this power unless there are special circumstances which excuse the delay. Appeals must be made on a form obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).
- The Secretary of State need not consider an appeal if it seems to him/her that the local planning authority would not have been able to have granted planning permission for the development or would not have been able to 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.
- In practise, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him/her.

### Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim he can neither put the land to a reasonably beneficial use in its existing state, nor render the land capable of a reasonably beneficial use, either carrying out any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his/her interest in the land, in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.

\*For the purposes of an appeal, a householder development is development in the boundary of, or to an existing dwellinghouse for purposes incidental to the enjoyment of the dwellinghouse, that does not involve change of use or a change to the number of dwellings. Please note, this does not include development in the boundary of, or to an existing flat or maisonette. This includes "prior approval" applications for larger household extensions.

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FOR OTHER INFORMATION OR ADVICE ON THIS NOTICE PLEASE CONTACT:

**Planning and Regeneration Service**  
**Brent Civic Centre, Engineers Way, Wembley, Middlesex, HA9 0FJ**  
Telephone: 020 8937 5210

SUMMARY OF REASONS FOR APPROVAL

- 1 The proposal is in general accordance with the following:

The National Planning Policy Framework (2019)

*Adopted Policy*

- The London Plan (2016 – Consolidated with alterations since 2011)
- Brent's Core Strategy (2010)
- Brent's Development Management Policies (2016)

*Emerging Policy*

- The Publication Version London Plan (2020)
- Brent's Local Plan (Reg 19 Version – 2019)

CONDITIONS

- 1 The development to which this permission relates must be begun not later than the expiration of three years beginning on the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990.

- 2 No development or phase of development (as set out in condition 5 of this permission) shall be commenced until an agreement under section 106 of the Town and Country Planning Act 1990 (and any other necessary enabling powers) substantially in the form submitted and entitled "Section 106 Agreement - Engrossment Version" has been entered into by all parties holding an interest in the land subject to the development or phase of development save for statutory undertakers and other de minimis interests.

Reason: To ensure that the potential impacts of the development are mitigated and the identified benefits secured through the obligations set out within the Section 106 legal agreement.

- 3 No development of any Phase of the development (other than the first phase) shall be commenced until a confirmatory deed substantially in the form annexed to the "Section 106 Agreement - Engrossment Version" has been entered into by all parties holding an interest in the land comprised in that Phase save for statutory undertakers and other de minimis interests confirming that the land in that Phase is bound by the section 106 agreement entered into under condition 1 of this planning permission.

Reason: To ensure that the potential impacts of the development are mitigated and the identified benefits secured through the obligations set out within the Section 106 legal agreement

- 4 The development hereby permitted shall be carried out in accordance with the following approved drawing(s) and/or document(s):

PSK-CGL-000010 Rev.P1	LOCATION PLAN
PSK-CGL-000011 Rev.P4	SITE PLAN - EXISTING
PSK-CGL-000013 Rev.P3	CONSENTED & PROPOSED PLAN
PSK-CGL-000017 Rev.P-	PUBLIC ACCESS PLAN
PSK-CGL-051000 Rev.P15	BLOCK ABC BASMENT PLAN
PSK-CGL-051001 Rev.P20	BLOCK ABC GROUND FLOOR PLAN
PSK-CGL-051002 Rev.P16	BLOCK ABC FIRST FLOOR PLAN

*Document Imaged*

PSK-CGL-051003 Rev.P17	BLOCK ABC SECOND FLOOR PLAN
PSK-CGL-051004 Rev.P16	BLOCK ABC THIRD FLOOR PLAN
PSK-CGL-051005 Rev.P14	BLOCK ABC FOURTH FLOOR PLAN
PSK-CGL-051006 Rev.P14	BLOCK ABC FIFTH FLOOR PLAN
PSK-CGL-051007 Rev.P14	BLOCK ABC SIXTH FLOOR PLAN
PSK-CGL-051008 Rev.P16	BLOCK ABC SEVENTH FLOOR PLAN
PSK-CGL-051009 Rev.P14	BLOCK ABC EIGHTH FLOOR PLAN
PSK-CGL-051010 Rev.P14	BLOCK ABC NINTH FLOOR PLAN
PSK-CGL-051011 Rev.P15	BLOCK ABC TENTH FLOOR PLAN
PSK-CGL-051012 Rev.P15	BLOCK ABC ELEVENTH FLOOR PLAN
PSK-CGL-051013 Rev.P14	BLOCK ABC TWELFTH FLOOR PLAN
PSK-CGL-051014 Rev.P14	BLOCK ABC THIRTEENTH FLOOR PLAN
PSK-CGL-051015 Rev.P14	BLOCK ABC FOURTEENTH FLOOR PLAN
PSK-CGL-051016 Rev.P14	BLOCK ABC FIFTEENTH FLOOR PLAN
PSK-CGL-051017 Rev.P15	BLOCK ABC SIXTEENTH FLOOR PLAN
PSK-CGL-051018 Rev.P15	BLOCK ABC ROOF PLAN
PSK-CGL-051900 Rev.P10	UNIT TYPE A1.PR - 1B2P - BLOCK ABC
PSK-CGL-051901 Rev.P5	UNIT TYPE A1.SO - 1B2P - BLOCK ABC
PSK-CGL-051902 Rev.P9	UNIT TYPE A2.PR - 2B4P BLOCK ABC
PSK-CGL-051903 Rev.P5	UNIT TYPE B3.PR - 1B2P - BLOCK ABC
PSK-CGL-051904 Rev.P5	UNIT TYPE B1.PR - 1B2P - BLOCK ABC
PSK-CGL-051905 Rev.P4	UNIT TYPE B1.SO - 1B2P - BLOCK ABC
PSK-CGL-051906 Rev.P5	UNIT TYPE B2.PR - 1B2P BLOCK ABC
PSK-CGL-051907 Rev.P9	UNIT TYPE C2.PR - 1B1P - BLK ABC
PSK-CGL-051908 Rev.P8	UNIT TYPE C1.PR - 1B1P BLOCK ABC
PSK-CGL-051909 Rev.P4	BLOCK ABC UNIT TYPE C2.SO - 1B1P - BLOCK ABC
PSK-CGL-051910 Rev.P5	UNIT TYPE C3.PR - 1B2P BLOCK ABC
PSK-CGL-051911 Rev.P4	UNIT TYPE C3.SO - 1B2P BLOCK ABC
PSK-CGL-051912 Rev.P9	UNIT TYPE C4.PR - 2B4P BLK ABC
PSK-CGL-051913 Rev.P4	UNIT TYPE C4.SO - 2B4P BLOCK ABC
PSK-CGL-051914 Rev.P5	UNIT TYPE C5.PR - 2B4P BLOCK ABC
PSK-CGL-051915 Rev.P4	UNIT TYPE C5.SO - 2B4P BLOCK ABC
PSK-CGL-052000 Rev.P15	BLOCK D GA PLAN GROUND FLOOR
PSK-CGL-052000 Rev.P18	BLOCK D GROUND FLOOR
PSK-CGL-052001 Rev.P16	BLOCK D GA PLAN FIRST FLOOR
PSK-CGL-052002 Rev.P15	BLOCK D GA PLAN SECOND FLOOR
PSK-CGL-052003 Rev.P14	BLOCK D GA PLAN THIRD FLOOR
PSK-CGL-052004 Rev.P14	BLOCK D GA PLAN FOURTH FLOOR
PSK-CGL-052005 Rev.P14	BLOCK D GA PLAN FIFTH FLOOR
PSK-CGL-052006 Rev.P14	BLOCK D GA PLAN SIXTH FLOOR
PSK-CGL-052007 Rev.P14	BLOCK D GA PLAN SEVENTH FLOOR
PSK-CGL-052008 Rev.P15	BLOCK D GA PLAN EIGHTH FLOOR
PSK-CGL-052009 Rev.P15	BLOCK D GA PLAN NINTH FLOOR
PSK-CGL-052010 Rev.P15	BLOCK D GA PLAN TENTH FLOOR
PSK-CGL-052011 Rev.P15	BLOCK D GA PLAN ROOF PLAN
PSK-CGL-052900 Rev.P9	BLOCK D UNIT TYPE D1.PR - 1B2P
PSK-CGL-052901 Rev.P4	BLOCK D UNIT TYPE D2.PR - 1B2P
PSK-CGL-052902 Rev.P4	BLOCK D UNIT TYPE D3.PR - 1B2P
PSK-CGL-052903 Rev.P3	BLOCK D UNIT TYPE D1.SO - 1B2P
PSK-CGL-052904 Rev.P4	BLOCK D UNIT TYPE D4.PR - 1B2P
PSK-CGL-052905 Rev.P8	BLOCK D UNIT TYPE D7.PR - 2B3P
PSK-CGL-052906 Rev.P4	BLOCK D UNIT TYPE D6.PR - 1B2P ACCESSIBLE
PSK-CGL-052907 Rev.P4	BLOCK D UNIT TYPE D8.PR - 2B3P
PSK-CGL-052908 Rev.P4	BLOCK D UNIT TYPE D9.PR - 2B3P
PSK-CGL-052909 Rev.P4	BLOCK D UNIT TYPE D5.PR - 1B2P
PSK-CGL-052910 Rev.P7	BLOCK D UNIT TYPE D12.SO - 2B4P
PSK-CGL-052911 Rev.P4	BLOCK D UNIT TYPE D11.PR - 2B4P
PSK-CGL-052912 Rev.P8	BLOCK D UNIT TYPE D12.PR - 2B4P
PSK-CGL-052913 Rev.P3	BLOCK D UNIT TYPE D7.SO - 2B3P
PSK-CGL-052914 Rev.P4	BLOCK D UNIT TYPE D13.PR - 2B4P
PSK-CGL-052915 Rev.P4	BLOCK D UNIT TYPE D14.PR - 2B4P
PSK-CGL-052916 Rev.P3	BLOCK D UNIT TYPE D6.SO - 1B2P
PSK-CGL-052917 Rev.P4	BLOCK D UNIT TYPE D10.PR - 3B5P

PSK-CGL-052918 Rev.P3	BLOCK D UNIT TYPE D11.SO - 2B4P
PSK-CGL-052919 Rev.P5	BLOCK D UNIT TYPE D18.PR - 3B5P
PSK-CGL-052920 Rev.P4	BLOCK D UNIT TYPE D20.PR - 3B5P
PSK-CGL-052921 Rev.P7	BLOCK D UNIT TYPE D21.SR - 3B5P ACCESSIBLE
PSK-CGL-052922 Rev.P3	BLOCK D UNIT TYPE D14.SO - 2B4P
PSK-CGL-052923 Rev.P4	BLOCK D UNIT TYPE D15.PR - 2B4P
PSK-CGL-052924 Rev.P4	BLOCK D UNIT TYPE D16.PR - 2B4P
PSK-CGL-052925 Rev.P4	BLOCK D UNIT TYPE D17.PR - 3B5P
PSK-CGL-052926 Rev.P4	BLOCK D UNIT TYPE D19.PR - 3B5P
PSK-CGL-052927 Rev.P3	BLOCK D UNIT TYPE D23.SR - 3B5P ACCESSIBLE
PSK-CGL-052928 Rev.P4	BLOCK D UNIT TYPE D24.PR - 3B5P ACCESSIBLE
PSK-CGL-052929 Rev.P2	BLOCK D UNIT TYPE D25.PR - 3B5P ACCESSIBLE
PSK-CGL-052930 Rev.P1	BLOCK D UNIT TYPE D21.PR - 3B5P ACCESSIBLE
PSK-CGL-054000 Rev.P23	BLOCK FG GROUND FLOOR
PSK-CGL-054001 Rev.P18	BLOCK FG GA PLAN FIRST FLOOR
PSK-CGL-054002 Rev.P17	BLOCK FG GA PLAN SECOND FLOOR
PSK-CGL-054003 Rev.P16	BLOCK FG GA PLAN THIRD FLOOR
PSK-CGL-054004 Rev.P17	BLOCK FG GA PLAN FOURTH FLOOR
PSK-CGL-054005 Rev.P17	BLOCK FG GA PLAN FIFTH FLOOR
PSK-CGL-054006 Rev.P18	BLOCK FG GA PLAN SIXTH FLOOR
PSK-CGL-054007 Rev.P16	BLOCK FG GA PLAN SEVENTH FLOOR
PSK-CGL-054008 Rev.P16	BLOCK FG GA PLAN ROOF PLAN
PSK-CGL-054900 Rev.P8	BLOCK FG UNIT TYPE F1.PR - 1B2P ACCESSIBLE
PSK-CGL-054901 Rev.P8	BLOCK FG UNIT TYPE F2.PR - 1B2P ACCESSIBLE
PSK-CGL-054902 Rev.P4	BLOCK FG UNIT TYPE F3.SO - 2B4P
PSK-CGL-054903 Rev.P8	BLOCK FG UNIT TYPE F4.PR - 2B4P ACCESSIBLE
PSK-CGL-054904 Rev.P6	BLOCK FG UNIT TYPE F5.PR - 3B5P
PSK-CGL-054905 Rev.P6	BLOCK FG UNIT TYPE G1.PR - 1B2P
PSK-CGL-054906 Rev.P5	BLOCK FG UNIT TYPE G1.SO - 1B2P
PSK-CGL-054907 Rev.P5	BLOCK FG UNIT TYPE G2.PR - 1B2P
PSK-CGL-054908 Rev.P4	BLOCK FG UNIT TYPE G2.SO - 1B2P
PSK-CGL-054909 Rev.P3	BLOCK FG UNIT TYPE G3.SO - 1B2P
PSK-CGL-054910 Rev.P4	BLOCK FG UNIT TYPE G4.SO - 2B4P
PSK-CGL-054911 Rev.P9	BLOCK FG UNIT TYPE G4.PR - 2B4P
PSK-CGL-054912 Rev.P5	BLOCK FG UNIT TYPE G5.PR - 2B4P
PSK-CGL-054913 Rev.P4	BLOCK FG UNIT TYPE G5.SO - 2B4P
PSK-CGL-054914 Rev.P5	BLOCK FG UNIT TYPE G6.PR - 2B4P
PSK-CGL-054915 Rev.P4	BLOCK FG UNIT TYPE G6.SO - 2B4P
PSK-CGL-054916 Rev.P5	BLOCK FG UNIT TYPE G7.PR - 3B5P
PSK-CGL-054917 Rev.P7	BLOCK FG UNIT TYPE G8.SR - 3B5P ACCESSIBLE
PSK-CGL-060000 Rev.P12	BLOCK ABC SECTION A-A
PSK-CGL-060001 Rev.P11	BLOCK A SECTION B-B
PSK-CGL-060002 Rev.P11	BLOCK BC SECTION C-C
PSK-CGL-060003 Rev.P12	BLOCK A SECTION D-D
PSK-CGL-060004 Rev.P12	BLOCK BC SECTION E-E & F-F
PSK-CGL-061100 Rev.P15	BLOCK ABC ELEVATION EAST ELEVATION
PSK-CGL-061101 Rev.P13	BLOCK ABC ELEVATION NORTH ELEVATION
PSK-CGL-061102 Rev.P14	BLOCK ABC ELEVATION SOUTH ELEVATION
PSK-CGL-061103 Rev.P13	BLOCK ABC ELEVATION WEST ELEVATION
PSK-CGL-061200 Rev.P3	BLOCK ABC ELEVATION EAST ELEVATION - MATERIAL
PALETTE	
PSK-CGL-061201 Rev.P2	BLOCK ABC ELEVATION NORTH ELEVATION - MATERIAL
PALETTE	
PSK-CGL-061202 Rev.P2	BLOCK ABC ELEVATION SOUTH ELEVATION - MATERIAL
PALETTE	
PSK-CGL-061203 Rev.P2	BLOCK ABC ELEVATION WEST ELEVATION - MATERIAL
PALETTE	
PSK-CGL-062001 Rev.P11	BLOCK D SECTION A-A
PSK-CGL-062002 Rev.P11	BLOCK D SECTION B-B
PSK-CGL-062101 Rev.P13	BLOCK D ELEVATION SOUTH WEST ELEVATION
PSK-CGL-062102 Rev.P12	BLOCK D ELEVATION NORTH WEST ELEVATION
PSK-CGL-062103 Rev.P12	BLOCK D ELEVATION NORTH EAST ELEVATION
PSK-CGL-062105 Rev.P12	BLOCK D ELEVATION SOUTH EAST ELEVATION

PSK-CGL-062201 Rev.P2 MATERIAL PALETTE	BLOCK D ELEVATION SOUTH WEST ELEVATION -
PSK-CGL-062202 Rev.P2 MATERIAL PALETTE	BLOCK D ELEVATION NORTH WEST ELEVATION -
PSK-CGL-062203 Rev.P2 MATERIAL PALETTE	BLOCK D ELEVATION NORTH EAST ELEVATION -
PSK-CGL-062204 Rev.P2	BLOCK D SOUTH EAST ELEVATION - MATERIAL PALETTE
PSK-CGL-064001 Rev.P11	BLOCK FG SECTION A-A
PSK-CGL-064002 Rev.P12	BLOCK FG SECTION B-B
PSK-CGL-064003 Rev.P11	BLOCK FG SECTION C-C
PSK-CGL-064010 Rev.P2	FACADE SECTIONS - BUILDING FG
PSK-CGL-064100 Rev.P13 SQUARE	BLOCK FG ELEVATION WEST ELEVATION PUBLIC
PSK-CGL-064101 Rev.P11 SQUARE	BLOCK FG ELEVATION NORTH ELEVATION PUBLIC
PSK-CGL-064102 Rev.P11	BLOCK FG ELEVATION WEST ELEVATION
PSK-CGL-064103 Rev.P12	BLOCK FG ELEVATION SOUTH ELEVATION
PSK-CGL-064104 Rev.P14	BLOCK FG ELEVATION EAST ELEVATION
PSK-CGL-064105 Rev.P14	BLOCK FG ELEVATION NORTH EAST ELEVATION
PSK-CGL-064106 Rev.P13	BLOCK FG ELEVATION NORTH WEST ELEVATION
PSK-CGL-064200 Rev.P5 SQUARE	BLOCK FG ELEVATION WEST ELEVATION PUBLIC
PSK-CGL-064201 Rev.P3 SQUARE	BLOCK FG ELEVATION NORTH ELEVATION PUBLIC
PSK-CGL-064202 Rev.P3 PALETTE	BLOCK FG ELEVATION WEST ELEVATION - MATERIAL
PSK-CGL-064203 Rev.P3 PALETTE	BLOCK FG ELEVATION SOUTH ELEVATION - MATERIAL
PSK-CGL-064204 Rev.P3 PALETTE	BLOCK FG ELEVATION EAST ELEVATION - MATERIAL
PSK-CGL-064205 Rev.P5 MATERIAL PALETTE	BLOCK FG ELEVATION NORTH EAST ELEVATION -
PSK-CGL-680001 Rev.P9 STRATEGY	BLOCK ABC PROPOSED GROUND FLOOR PLAN - FIRE
PSK-CGL-682000 Rev.P8 STRATEGY	BLOCK D PROPOSED GROUND FLOOR PLAN - FIRE
PSK-CGL-684000 Rev.P10 STRATEGY	BLOCK FG PROPOSED GROUND FLOOR PLAN - FIRE
PSK-CGL-684001 Rev.P9 STRATEGY	BLOCK FG PROPOSED FIRST FLOOR PLAN - FIRE
PSK-CGL-684002 Rev.P9 STRATEGY	BLOCK FG PROPOSED SECOND FLOOR PLAN - FIRE
PSK-CGL-684003 Rev.P8 STRATEGY	BLOCK FG PROPOSED THIRD FLOOR PLAN - FIRE
PSK-CGL-684004 Rev.P9 STRATEGY	BLOCK FG PROPOSED FOURTH FLOOR PLAN - FIRE
PSK-CGL-684005 Rev.P7 STRATEGY	BLOCK FG PROPOSED FIFTH FLOOR PLAN - FIRE
PSK-CGL-684006 Rev.P9 STRATEGY	BLOCK FG PROPOSED SIXTH FLOOR PLAN - FIRE
PSK-CGL-910000 REV.P6	POSTAL/SERVICING STRATEGY
PSK-CGL-920000 Rev.P6	ACCESS STRATEGY
PSK-CGL-930000 REV.P3	FIRE STRATEGY
PSK-CGL-940000 REV.P5	REFUSE STRATEGY
PSK-CGL-950000 Rev.P5	CYCLE STRATEGY
PSK-CGL-961001 Rev.P4	BLOCK ABC AMENITY SCHEDULE
PSK-CGL-962002 Rev.P4	BLOCK D SCHEDULE AMENITY SCHEDULE
PSK-CGL-964002 Rev.P4	BLOCK FG SCHEDULE AMENITY SCHEDULE
PSK-CGL-PL0000 REV.P10	PROPOSED SITE PLAN
PSK-CGL-PL0001 Rev.P4	SITE PLAN GA LOWER GROUND FLOOR
PSK-CGL-PL0002 Rev.P13	SITE PLAN GA-GROUND FLOOR
PSK-CGL-PL0003 Rev.P7	SITE PLAN GA-FIRST FLOOR
PSK-CGL-PL0004 Rev.P7	SITE PLAN GA-SECOND FLOOR

PSK-CGL-PL0005 Rev.P8	SITE PLAN GA-THIRD FLOOR
PSK-CGL-PL0006 Rev.P7	SITE PLAN GA-FOURTH FLOOR
PSK-CGL-PL0007 Rev.P6	SITE PLAN GA-FIFTH FLOOR
PSK-CGL-PL0008 Rev.P7	SITE PLAN GA-SIXTH FLOOR
PSK-CGL-PL0009 Rev.P5	SITE PLAN GA-SEVENTH FLOOR
PSK-CGL-PL0010 Rev.P6	SITE PLAN GA-EIGHTH FLOOR
PSK-CGL-PL0011 Rev.P5	SITE PLAN GA-NINTH FLOOR
PSK-CGL-PL0012 Rev.P5	SITE PLAN GA-TENTH FLOOR
PSK-CGL-PL0013 Rev.P5	SITE PLAN GA-ELEVENTH FLOOR
PSK-CGL-PL0014 Rev.P5	SITE PLAN GA-TWELTH FLOOR
PSK-CGL-PL0015 Rev.P4	SITE PLAN GA-THIRTEENTH FLOOR
PSK-CGL-PL0016 Rev.P4	SITE PLAN GA-FOURTEENTH FLOOR
PSK-CGL-PL0017 Rev.P4	SITE PLAN GA-FIFTEENTH FLOOR
PSK-CGL-PL0018 Rev.P5	SITE PLAN GA-SIXTEENTH FLOOR
PSK-CGL-PL0020 Rev.P3	SITE SECTIONAL ELEVATIONS SHEET 1 OF 2
PSK-CGL-PL0021 Rev.P3	SITE SECTIONAL ELEVATIONS SHEET 2 OF 2
L-100 REV.P08	LANDSCAPE GENERAL ARRANGEMENT PLAN - GROUND FLOOR PLAN
L-110	LANDSCAPE GA PLAN - ROOF LEVELS
L-120	ILLUSTRATIVE LANDSCAPE MASTERPLAN
View 05A	Block F CGI
View 05A	Block F CGI Option Without Tree
View 05A	Block F CGI Option With Tree

AIR QUALITY ASSESSMENT

BASEMENT CONSTRUCTION METHODOLOGY REPORT

COVER LETTER

DAYLIGHT AND SUNLIGHT REPORT

62482/16/DTO/SMM/CS

DESIGN & ACCESS STATEMENT

DRAWING ISSUE REGISTER

ECONOMIC STATEMENT

ENERGY STRATEGY

FIRE STRATEGY REPORT ISSUE 3

FLOOD RISK ASSESSMENT AND SUDS STRATEGY REPORT

GIA COMPARISON SUMMARY

GROUND INVESTIGATION

HERITAGE TOWNSCAPE AND VISUAL IMPACT APPRAISAL

LANDSCAPE DESIGN REPORT

OUT-551-D-001 REV.9

NOISE AND VIBRATION ASSESSMENT

PLANNING STATEMENT

PRELIMINARY ECOLOGICAL APPRAISAL

SCHEDULE OF CHANGES

STRUCTURAL AND CIVIL ENGINEERS REPORT - RIBA STAGE 3

SUSTAINABILITY STATEMENT

TRANSPORT STATEMENT

TRAVEL PLAN

TREE SURVEY AND CONSTRAINTS PLAN

TREE SURVEY SCHEDULE

UTILITIES STATEMENT

VENTILATION STATEMENT

WIND DESIGN NOTE

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

- 5 The development hereby permitted shall be carried out in the following Phasing Plan unless an alternative Phasing Plan is approved in writing by the Local Planning Authority pursuant to this condition:
- (i) Phase 1: Demolition of former Local Authority office unit and 16-24 & 25-33 Peel Precinct and erection of Block E and associated landscaping, private open space, associated car parking, cycle parking and servicing provision
  - (ii) Phase 2: Demolition of 1-7 & 15 Peel Precinct and 8-14 Neville Close and erection of Blocks A, B and C and associated landscaping, highways and public realm



- improvements (including new public space), private open space, associated car parking, cycle parking and servicing provision
- (iii) Phase 3: Demolition of 34-57 Peel Precinct and erection of Blocks F & G and associated landscaping, private open space, highways and public realm improvements, cycle parking and servicing provision.
  - (iv) Phase 4: Demolition of 34-57 Peel Precinct, 97-112 Carlton House and remaining structures within the application site and erection of Block D and associated landscaping, private open space, associated car parking, cycle parking and servicing provision

Reason: In the interests of clarity and proper planning

- 6 The development shall provide the 85 shared ownership units and 42 social rented units (Class C3), as shown on the consented plans, in the following mix:
- Social Rented accommodation: 11 x 1 bedroom, 12 x 2-bedroom, 15 x 3-bedroom and 4 x 4-bedroom;
  - Shared Ownership: 3x studio, 39 x 1-bedroom and 43 x 2-bedroom.

Reason: To ensure an appropriate mix of units having regard to the identified affordable housing needs of the Borough

- 7 The development shall provide 181 private sale units (Class C3), as shown on the consented plans, in the following mix: 18 x studio, 60x 1-bed, 60x 2-bed, 43x 3-bed.

Reason: To ensure an appropriate mix of units having regard to the identified housing needs of the Borough.

- 8 Not less than 10% of residential units shall be constructed to wheelchair accessible requirements (Building Regulations M4(3)) and the remainder shall meet easily accessible/adaptable standards (Building Regulations M4(2)).

Reason: To ensure suitable facilities for disabled users and to future proof homes.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, or any amending Order, the units identified on Drawing Nos.PSK-CGL-PL0002 Rev.P13, PSK-CGL-PL0003 Rev.P7, PSK-CGL-051001 Rev.P20, PSK-CGL-054001 Rev.P18, as "Retail" (including the Pharmacy), and "Flexible Retail" shall only be used for purposes within Use Classes A1/A3/B1 as defined by the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To safeguard the amenity of residents, to ensure an appropriate array of uses, and in the interest of ensuring appropriate access and servicing.

- 10 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, the elements of the development permitted for "Medical" (Use Class D1) and "Gym" (Use Class D2) shall only be used for those purposes respectively and shall not be used for any other purpose within Use Classes D1 and D2 as defined by the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: in order to ensure that the uses have an acceptable impact on residential amenity and the surrounding highway network

- 11 Prior to occupation of the relevant Phase the following shall be constructed and permanently marked out to serve the relevant Phase:
- (i) the approved number of car parking spaces as shown on the approved plans which shall include the provision of at least 20% active and 20% passive electric vehicle charging points, and
  - (ii) provision of disabled parking spaces as shown on the approved plans

Thereafter the approved parking shall be retained and used solely for the specified purposes in connection with the Development hereby approved for the lifetime of the Development and shall not be obstructed or used for any other purpose(s).

Reason: To ensure adequate parking provision in accordance with adopted standards

- 12 The doors to the Health Centre on the Neville Close facade including entrance doors and refuse storage doors shall open inwards, unless for fire escape or operational reasons this is not feasible.

Reason: to prevent obstruction of the highway.

- 13 Prior to a Material Start on the relevant part of the Development being made, the developer shall join, and for the period of construction, adhere to the requirements of the Considerate Constructors Scheme for the relevant part of the Development.

Reason: To ensure that throughout the construction process, appropriate regard is given to protecting neighbour amenity and the natural environment

- 14 (a) Prior to commencement of any works on a Phase, with the exception of works necessary to facilitate compliance with part (a) of this condition, a Site Investigation shall be submitted to and approved in writing by the Local Planning Authority. The Site Investigation shall be carried out by competent persons in accordance with the principles of BS 10175:2011 to determine the nature and extent of any soil contamination present; include the results of any research and analysis undertaken as well as an assessment of the risks posed by any identified contamination; and include an appraisal of remediation options should any contamination be found that presents an unacceptable risk to any identified receptors

(b) Prior to the commencement of any works on a relevant Phase, with the exception of works necessary to facilitate compliance with part (b) of this condition and UNLESS the Local Planning Authority has previously confirmed in discharging part (a) above that no remediation measures are required, a Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority. The Remediation Strategy shall specify measures to contain, treat or remove any soil contamination to bring the site to a condition suitable for the intended residential use; include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures; ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The works shall be carried in accordance with the approved details in accordance with the approved timetable of works. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Any remediation measures required by part (a) above shall be carried out in full.

(c) Prior to the occupation of the relevant Phase, UNLESS the Local Planning Authority has previously confirmed in discharging part (a) above that no remediation measures are required, a Verification Report shall be submitted to and approved in writing by the Local Planning Authority. The Remediation Verification Report shall demonstrate that the remediation has been carried out in accordance with the approved Remediation Strategy; and that the relevant Phase is permitted for its approved end use.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors

- 15 No works at all including site clearance or demolition shall commence for each Phase of the development until a Construction Environmental Management Plan (CEMP) for the relevant Phase has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include details of measures to mitigate the impact of the demolition, construction

and all associated works on noise, vibration and air quality for sensitive receptors including:

- (i) Management: Appointment of a Construction Liaison Officer to take primary responsibility for day-to-day contact on environmental matters for the borough, other external bodies and the general public.
- (ii) Working Hours: Standard construction hours (e.g. Monday to Friday 08:00 to 18:00 hours, Saturday 08:00 to 13:00 hours, with no working on Sundays or Bank Holidays);
- (iii) Access Routes: Routing construction traffic away from NSRs.
- (iv) Equipment: The use of quieter alternative methods, plant and/or equipment, where reasonably practicable.
- (v) Screening: The use of site hoardings, enclosures, portable screens and/or screening noisier items of plant from NSRs, where reasonably practicable.
- (vi) Location: Positioning plant, equipment, site offices, storage areas and worksites away from NSRs, where reasonably practicable.
- (vii) Maintenance: Maintaining and operating all vehicles, plant and equipment in an appropriate manner, to ensure that extraneous noise from mechanical vibration, creaking and squeaking is kept to a minimum.
- (viii) Piling: Ensuring that piling is undertaken using most appropriate technique, with minimal noise and vibration generation in mind. The piling method will be agreed in conjunction with the LBB, prior to work commencing.
- (ix) BS 5228-1 indicates that between 10 and 20dB attenuation may be achieved during the construction phase by selecting the most appropriate plant and equipment and enclosing and/or screening noisier items of plant or equipment.
- (x) Site Planning: Erect solid barriers to site boundary; no bonfires; machinery and dust causing activities located away from sensitive receptors; training and management; hard surface site haul routes.
- (xi) Construction Traffic: vehicles to switch off engines; vehicle cleaning and specific fixed wheel washing on leaving site and damping down of haul routes; all loads entering and leaving site to be covered; ensure no site runoff of water or mud; all non-road mobile machinery to be fitted with appropriate exhaust after-treatment; on-road vehicles to comply with the requirements of a possible future LEZ as a minimum; minimise movement of construction traffic around site.
- (xii) Demolition: use water as dust suppressant; use enclosed chutes and covered skips; and wrap buildings to be demolished.
- (xiii) Site Activities: minimise dust generating activities ensuring that any crushing and screening machinery is located well within the site boundary; use water as dust suppressant where applicable; enclose stockpiles or keep them securely sheeted; if applicable, ensure concrete crusher or concrete batcher has a permit to operate

The development of the relevant Phase shall be carried out strictly in accordance with the agreed details.

Reason: particular attention must be paid to minimising the noise and air quality impact of the demolition and construction works on sensitive receptors and to ensure demolition and construction works follow Best Practicable Means (BPM) of Section 72 of the Control of Pollution Act 1974 to minimise noise and vibration effects.

- 16 Prior to commencement of a Phase, with the exception of site clearance and demolition, further details of all exterior materials including samples to be provided on site for inspection and/or manufacturer's literature for the relevant Phase shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include but not be limited to:

- (i) building envelope materials e.g. bricks, render, cladding;
- (ii) windows, doors and glazing systems including colour samples; and
- (iii) balconies and screens

The works for each Phase shall be carried out in accordance with the approved details for the relevant Phase and shall be retained thereafter for the lifetime of the development.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality

- 17 Prior to the commencement of above ground works to Blocks A, B, C, F and G further details of the exterior of the non-residential ground floor frontages shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include but not be limited to:
- (i) windows, doors, shop fronts and glazing systems including colour samples; and
  - (ii) details of where advertisements would be applied notwithstanding that the advertisements themselves would require separate advertisement consent
  - (iii) size and siting of any projecting box signs
  - (iv) design, siting of any roller shutter (inclusive of the shutter box and guide rails)

At least 50% of the area of the windows on the non-residential frontages shall be kept free from anything that would obscure views through the window including but not limited to applied lettering and screens, posters, screens set behind the windows..

The works shall be carried out in accordance with the approved details and shall be retained thereafter for the lifetime of the development.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality and to ensure the non-residential elements provide an active frontage in the interests of natural surveillance and the viability and vitality of the area.

- 18 On commencement of the relevant Phase, further details of the hard and soft landscaping to serve that Phase shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include (but are not limited to):
- (i) Walls and fences: Details of proposed walls, fencing and other means of enclosure indicating materials and heights.
  - (ii) Trees: Details for all new tree planting across the site, with all new trees planted at a minimum girth of 12-14cm, with sizes to be agreed in writing.
  - (iii) Planting: Notwithstanding any details of landscape works referred to on the approved plans, a detailed scheme for the landscape works and treatment of the surroundings of the proposed development (including species, plant sizes, locations and planting densities). Any approved planting, turfing or seeding included in such details shall be completed in strict accordance with the approved details prior to the occupation of any part of the relevant Phase, or in accordance with a programme agreed in writing with the Local Planning Authority.
  - (iv) Physical separation: Adequate physical separation, such as protective walls and fencing, between landscaped and paved areas.
  - (v) Mounds existing contours and any alteration of the ground levels, such as earth mounding.
  - (x) Hard landscaping: Details of all areas of hard landscape works and proposed materials.
  - (xi) Cycle parking: Details of all external public cycle parking, including within Peel public square.
  - (vi) Signboards and seating: Other appropriate matters within the context of a landscaping scheme, such as details of signboards, seating, foot ways and other paved pedestrian and vehicle parking areas. Such details to also include further details of the 'PEEL' lettering within the public square
  - (vii) Other details to include: measures to mitigate against adverse wind conditions for those receptors identified as likely to experience adverse wind conditions in the XCO2, Wind Design Note (August 2019) .
  - (viii) A Landscape Management Plan including details of the proposed arrangements for the maintenance of the landscape works.

Prior to the occupation of the relevant Phase the works shall be carried out in accordance with the approved plans and shall be retained for the lifetime of the Development.

Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting, are removed, dying, seriously damaged or become diseased shall be replaced in similar positions by trees and shrubs of similar species and size to those originally planted unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and setting for the development and to ensure that the proposed development enhances the visual amenity of the locality in the interests of the amenities of the occupants of the development and to provide tree planting in pursuance of section 197 of the Town and Country Planning Act

- 19 (a) Prior to commencement of any works except site clearance and demolition a site wide draft children's play space delivery plan shall be submitted and approved in writing by the Local Planning Authority; and
- (b) Prior to commencement of the relevant Phase detailed children's play space delivery plans to serve that Phase shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include:
- (i) the location of the play area and/or equipment
  - (ii) details of the equipment and/or earthworks to meet the minimum standards for play

Prior to the occupation of the relevant Phase the works shall be carried out in accordance with the approved plans and shall be retained for the lifetime of the Development.

Reason: to ensure there is sufficient provision of areas and equipment for childrens' play

- 20 On commencement of the relevant Phase, further details of the external lighting to serve that Phase shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include:
- (i) highway street lighting;
  - (ii) other public realm lighting;
  - (iii) communal amenity space including roof garden lighting; and
  - (iv) car park lighting

Prior to the occupation of the relevant Phase the works shall be carried out in accordance with the approved plans and shall be retained for the lifetime of the Development.

Reason: These details are required to ensure that public and private spaces are adequately lit for pedestrian and highway safety and to prevent light pollution.

- 21 Prior to commencement of above ground works to Block A further details of the elevations shall be submitted to and approved in writing by the Local Planning Authority.

Prior to the occupation of the relevant Phase the works shall be carried out in accordance with the approved plans and shall be retained for the lifetime of the Development.

Reason: to ensure the tall building displays the highest architectural standards

- 22 No works to any Phase shall be commenced until a drainage strategy detailing any on and/or off site drainage works for that Phase has been submitted to and approved by the local planning authority in consultation with the sewerage undertaker. Such a strategy shall include:

- (i) adherence to the principles of Sustainable Urban Drainage Systems and the drainage hierarchy set out in London Plan policy 5.13; and
- (ii) all on or off site drainage works

No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works for the relevant Phase referred to in the strategy have been completed details of the drainage strategy and shall be retained for the lifetime of the Development.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community and to ensure the development meets the requirements of London

- 23 Prior to the installation of any mechanical plant within the relevant Phase further details of such mechanical plant, including but not limited to refrigeration, air-conditioning, ventilation system, air source heat pumps, combined heat and power units and kitchen extraction systems, to serve that Phase shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include:

- (i) detail the particulars and or specification of noise levels, vibration and where relevant odour control of each item of mechanical plant;
- (ii) details of any ducting in terms of its appearance and siting;
- (iii) demonstrate that the individual and cumulative predicted noise levels from any mechanical plant together with any associated ducting, shall be 10 dB(A) or greater below the typical background noise level (LA90) during the time of plant operation at 1 m from the nearest on and off-site NSR: the method of assessment should be carried out in accordance with BS4142:20147 'Method for rating industrial noise affecting mixed residential and industrial areas'; and
- (iv) include a scheme of mitigation in the event the predicted noise levels of the plant exceed the criteria in part (ii)
- (v) include a scheme of mitigation in the event the predicted vibration levels of the plant exceed acceptable norms
- (vi) include a scheme of mitigation in the event the predicted odour levels of the plant exceed acceptable norms

The approved mechanical plant shall be installed in accordance with the approved details and maintained thereafter for the lifetime of the development.

Reason: To ensure that users of the surrounding area do not suffer a loss of amenity by reason of noise, vibration and odour nuisance

- 24 Prior to occupation of the relevant Phase a report which demonstrates that air quality mitigation measures have been complied with for that Phase shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include evidence that the mitigation measures set out in the approved Air Quality Assessment (XCO2 December 2019) relating to that Phase have been fully implemented and shall be retained for the lifetime of the Development.

Reason: To ensure the safe development and secure occupancy of the site for residential use within the Air Quality Management Area.

- 25 Prior to the occupation of any non-residential Use hereby approved further details of the hours of operation for the relevant Use shall be submitted to and agreed in writing by the Local Planning Authority. The relevant Use shall operate in accordance with the approved hours of operation for that Use for the lifetime of the development.

Reason: in the interests of the amenity of local residents

- 26 (i) Prior to the occupation of the relevant Phase a Delivery and Servicing Plan (DSP) to serve that Phase shall be submitted to and approved in writing by the Local Planning Authority.

On occupation of the relevant Phase the approved DSP shall be implemented in full and shall be adhered to for the lifetime of the development.

Reason: To ensure that the proposed use does not prejudice the enjoyment by neighbouring occupiers of their properties and to ensure that deliveries and servicing are planned to minimise their impact on the local highway network.

- 27 Prior to first occupation of a relevant Phase hereby approved, confirmation from the Building Control body to demonstrate that the relevant building has been designed so that mains water consumption does not exceed a target of 105 litres or less per person per day for the residential elements within the relevant Phase and for the non-residential elements, water meters and leak detection systems, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To promote water conservation and efficiency measures in all new developments in accordance with policy 5.15 of the London Plan, and DMP9b of the Development Management Policies

- 28 The Combined Heat and Power (CHP) unit installed shall meet or improve upon the emissions standards and technical details described in the Air Quality Impact Assessment (XCO2 December 2019). Prior to the commencement of the use of the CHP unit details of tests undertaken on the installed unit to demonstrate that the emissions standards have been met shall be submitted to and approved in writing by the Local Planning Authority. The CHP unit shall thereafter be maintained in such a way as to ensure that these standards continue to be met.

Reason: To protect local air quality.

- 29 No piling shall take place on a Phase until a piling method statement for the relevant Phase (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 for the relevant Phase must be undertaken in accordance with the terms of the approved piling method statement.

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.

- 30 Prior to a material start on the relevant Phase of the development, including 'preparatory works', further details of tree protection shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the locations and the means of protection for each Phase of development (in accordance with BS5837:2012) of existing trees on site or in close proximity to the site identified for retention, including detailed proposed protection measures during any demolition or construction works to include locations of all protective fencing, ground protection, site facilities and storage areas. Where, for construction purposes, it is necessary to position tree protection fencing within the RPA of retained trees, suitable ground protection will be installed to prevent undue soil/root compaction from pedestrian and/or vehicular traffic.

No works shall be carried out on a relevant Phase until the tree protection for that Phase is installed in accordance with the approved details and is retained for the duration of those works to that Phase.

Furthermore, all trees within the approved details that are identified for retention as part of this development that fall into irreversible decline and/or die as a result of non-adherence to the approved protection measures within a period not to exceed five years from completion of works shall be replaced with a tree of size and species to be agreed with the Local Authority.

Reason: To ensure a satisfactory appearance and setting for the proposed development, to ensure that the proposed development enhances the visual amenity of the locality in the interests of the amenities of the occupants of the development and, ensure that it enhances the visual amenity of the area and to protect trees in the immediate environment and to retain a mature tree cover around the site in accordance with s.197 of the Town and Country Planning Act 1990.

- 31 Prior to the commencement of above ground superstructure works for each Phase, but

excluding demolition, details for the provision of a communal television system/satellite dish for the relevant Phase shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be undertaken in accordance with the approved detail.

Reason: In order to mitigate the possibility of numerous satellite dishes being installed on the development hereby approved in the interests of the visual appearance of the development, in particular, and the locality in general.

- 32 Prior to first use of the Market Square, details for the operational management of the Market Square shall be submitted to and approved in writing by the Local Planning Authority. The Operational Management Plan shall contain details of:
- (a) A site supervisor/supervision of the market stalls, controls and responsibilities
  - (b) Litter control measures
  - (c) Refuse plans, facilities locations and collection arrangements
  - (d) Hours of operation - set up/opening
  - (e) Noise control measures
  - (f) Stall holder parking

The development shall only be undertaken in accordance with the approved details unless the prior written consent has first been granted by the Local Planning Authority.

Reason: To safeguard the amenity of residents and in the interest of highway safety.

- 33 A. Prior to commencement of above ground works on a Phase (excluding site clearance or demolition works), details of the design, number and siting of bat bricks/tiles and bird bricks/tubes/boxes designed into and around the new building(s) shall be submitted to the Local Planning Authority for approval in writing.
- B. The bricks/tiles/tubes/boxes shall only be fitted under the supervision of a suitably qualified ecologist and confirmation of installation prior to first occupation of the relevant part of the development in accordance with the agreed Phasing Plan together with accompanying photographic evidence shall be submitted to the Local Planning Authority.

Reason: To enhance the ecological value of the site.

- 34 Prior to the commencement of works on the relevant Phase (inclusive of site clearance and demolition), emergence surveys in accordance with the recommendations contained on page 30 of the Preliminary Ecological Survey (June 2019) shall be undertaken and reported on in accordance with the Bat Conservation Trust's "Bat Surveys for Professional Ecologists: Good Practice Guidelines 3rd edition"

Reason: The buildings and tree identified for removal have the potential to support roosting bats and to ensure that the Council fulfils its duties under the Conservation of Habitats and Species Regulations.

- 35 Prior to the commencement of works on the relevant Phase (inclusive of site clearance and demolition), a Methodology Statement for the eradication of invasive species shall be submitted to the Local Planning Authority for approval in writing. The Methodology shall include details of timescales for eradication, and, where the invasive plant species have not been eradicated at the time of commencement of works on the relevant Phase, details of the measures to be put in place to ensure that works do not cause its spread.

Reason: To ensure that biodiversity is not adversely affected by the proposed development through the spread of invasive species such as Japanese knotweed, cotoneaster, false acacia, buddleia, cherry laurel, or any other species listed on the London Invasive Species Initiative (LISI), or on Schedule 9 of the Wildlife and Countryside Act (1981 as amended).

- 36 Prior to commencement of development of the relevant phase/building (as applicable) (except for demolition and site clearance) hereby approved, a BREEAM pre-assessment relating to all



non-residential floor space within the development, which targets a rating of 'excellent', or an alternative rating to be agreed in writing by the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the Development is designed and constructed to improve environmental performance and adapt to the effects of climate change over time.

- 37 Within the first 6 months of occupation of the commercial floorspace within each building (as applicable), a Post Construction Stage Review BRE Certificate shall be submitted to and approved in writing by the Local Planning Authority. The certificate shall demonstrate that the commercial floor space within the development has achieved BREEAM "Excellent" unless otherwise agreed in writing by the Local Planning Authority. The Development shall be maintained so that it continues to comply for the lifetime of the Development.

Reason: To ensure the Development is designed and constructed to improve environmental performance and adapt to the effects of climate change over time.

## INFORMATIVES

- 1 The applicant is advised that this development is liable to pay the Community Infrastructure Levy; a Liability Notice will be sent to all known contacts including the applicant and the agent. Before you commence any works please read the Liability Notice and comply with its contents as otherwise you may be subjected to penalty charges. Further information including eligibility for relief and links to the relevant forms and to the Government's CIL guidance, can be found on the Brent website at [www.brent.gov.uk/CIL](http://www.brent.gov.uk/CIL).
- 2 The applicant is advised that with respect to Phase 1 (Block E only), the following conditions have been discharged in relation to "Permission 1" (ref: 16/4174) and the development shall only be carried out in accordance with the following discharged conditions unless permission is otherwise agreed in writing by the LPA:
  - Condition 9a (Site Investigation) discharged via application reference 18/4428
  - Condition 9b (Remediation Strategy) discharged via application reference 19/2275
  - Condition 11 (Construction Management Plan) discharged via application reference 18/4426
  - Condition 13 (Materials) discharged via application reference 19/0603
  - Condition 15 (Landscaping) discharged via application reference 19/2372
  - Condition 17 (external lighting) discharged via application reference 19/2438
  - Condition 19 (Drainage Strategy) discharged via application reference 18/4848
  - Condition 21 (Vehicular Crossover) discharged via application reference 19/0244
  - Condition 24 (Delivery & Servicing Plan) discharged via application reference 19/2350
  - Condition 29 (Tree Protection) discharged via application reference 19/0410
- 3 Given the age of the buildings to be demolished it is possible that asbestos may be present. The applicant is reminded of hazards caused by asbestos materials especially during demolition and removal works and attention is drawn to your duties under the Control of Asbestos Regulations and must ensure that a qualified asbestos contractor is employed to remove all asbestos and asbestos-containing materials and arrange for the appropriate disposal of such materials.
- 4 The applicant is advised to notify the Council's Highways and Infrastructure Service of the intention to commence works prior to commencement and include photographs showing the condition of highway along the site boundaries. The Highways and Infrastructure Service will require that any damage to the adopted highway associated with the works is made good at the expense of the developer.
- 5 Brent Council supports the payment of the London Living Wage to all employees within the Borough. The developer, constructor and end occupiers of the building are strongly encouraged to pay the London Living Wage to all employees associated with the construction and end use of development.
- 6 The Council recommends that the maximum standards for fire safety are achieved within the

development.

- 7 The applicant is reminded that nesting birds are protected under the Wildlife & Countryside Act, 1981 (as amended). All buildings and areas of trees, hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development approved, should only be cleared outside of the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist must check the buildings and vegetation to be removed immediately prior to clearance and advise whether nesting birds are present.
- 8 The applicant is reminded to ensure that the appropriate Licenses have been granted for food and alcohol.
- 9 The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.