
Location	Land next to Central Middlesex Hospital, Acton Lane, London, NW10
Description	Erection of 3 linked buildings for mixed-use development on land next to Central Middlesex Hospital, to provide 891m ² of retail/food & drink (Use Class A1 or A3) and 17,842m ² of care & treatment or secure hospital floorspace (Use Class C2/C2A – residential institutions or secure residential institutions), with formation of refuse storage, loading bay, cycle storage, car-parking and associated landscaping

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Update on the judicial review proceedings:

The NHS Trust and Brent Teaching Primary Care Trust have now withdrawn their proceedings and will be paying the Council's costs.

Stage 1 Response from Greater London Authority:

The Mayor has specified that he does not need to be consulted further on this application. The application therefore does not need to be referred to the Mayor again. The recommendation has accordingly been revised to approval subject to the completion of a Section 106 agreement.

Ealing Council comments:

Ealing Council have raised concern regarding the CHP engine and the possible impact of this on the residents of the Wesley Estate (approximately 200 m from the site at its closest point) with regard to air quality. They note that the stack height has not been detailed and that the submitted Air Quality Assessment only includes a limited amount of information. It does not provide a dispersion model or levels at the relevant receptors and does not demonstrate that the emissions will meet the target levels beyond the 24 month manufacturers guarantee period.

Environmental Health have commented that details of the stack can be secured through condition whilst the longevity of the system can be addressed through the approval of a maintenance plan. They do not object to the approval of planning permission

Additional condition 20: Whilst the sustainability details are secured through the Section 106 agreement, for the avoidance of doubt, your officers recommend that an additional condition is attached regarding the submission and approval of details regarding any plant to be installed within the building, including details of the plant equipment, flue and stack height and location and maintenance.

Recommendation: Remains approval subject to Section 106 and additional condition 20

To grant planning permission subject to completion of a satisfactory Section 106 or other legal agreement and delegate authority to the Head of Planning, or other duly authorised person, to agree the exact terms thereof on advice from the Borough Solicitor.