

DRAFT DECISION LETTER

Address: Ebury Bridge Estate, Ebury Bridge Road, London, SW1W 8PX

Proposal: A mixed use development in outline for residential floorspace and ancillary residential facilities (Class C3) non-residential floorspace comprising flexible retail (Classes A1 - A4), community (Class D1), leisure (Class D2) and workspace (Class B1) floorspace; provision of basement; new pedestrian and vehicular access; and associated amenity space, open space, plant, landscaping, car and cycle parking, refuse storage, servicing area, and other associated infrastructure works; and detailed planning consent for Blocks 7 and 8 comprising residential floorspace and ancillary residential facilities (Class C3); provision of a basement; new pedestrian and vehicular access; and associated amenity space landscaping, car and cycle parking, refuse storage, servicing area, and other associated infrastructure works.

Reference: 20/04366/COOUT

Plan Nos: SITE PLANS
EBE-AST-XX-XX-DR-A-010000 Site Location Plan
EBE-AST-XX-XX-DR-A-010020 Demolition Plan

OUTLINE PARAMETER PLANS

EBE-AST-XX-XX-DR-A-011100 P02 Development Plot Plan
EBE-AST-XX-XX-DR-A-011101 Proposed Site Levels
EBE-AST-XX-XX-DR-A-011102 P02 Masterplan Phasing
EBE-AST-XX-XX-DR-A-011110 Development Zones - Basement,
EBE-AST-XX-XX-DR-A-011111 Development Zones - Ground Floor
EBE-AST-XX-XX-DR-A-011112 P02 Development Zones - Typical Floor
EBE-AST-XX-XX-DR-A-011113 P03 Development Zones - Upper Floor (Level 6),
EBE-AST-XX-XX-DR-A-011114 P03 Development Zones - Upper Floor
EBE-AST-XX-XX-DR-A-011115 P02 Development Zones – Balconies
EBE-AST-XX-XX-DR-A-011120 Uses Plan - Basement,
EBE-AST-XX-XX-DR-A-011121 Uses Plan - Ground Floor
EBE-AST-XX-XX-DR-A-011122 P02 Uses Plan - First Floor
EBE-AST-XX-XX-DR-A-011123 P02 Uses Plan - Typical Floor (Level 3)
EBE-AST-XX-XX-DR-A-011124 P02 Uses Plan - Upper Floor (Level 6)
EBE-AST-XX-XX-DR-A-011125 P02 Uses Plan - Upper Floor (Level 12)
EBE-AST-XX-XX-DR-A-011130 P02 Maximum Building Heights
EBE-AST-XX-XX-DR-A-011140 Façade Character - Ground Floor
EBE-AST-XX-XX-DR-A-011141 P02 Façade Character - Typical Floor (Level 3)
EBE-AST-XX-XX-DR-A-011142 P02 Façade Character - Typical Floor (Level 6)
EBE-AST-XX-XX-DR-A-011143 P02 Façade Character - Upper Floor (Level 12)
EBE-AST-XX-XX-DR-A-011150 Access and Circulation
EBE-AST-XX-XX-DR-A-011160 External Amenity - Ground Floor
EBE-AST-XX-XX-DR-A-011161 P02 External Amenity – Podium
EBE-AST-XX-XX-DR-A-011162 P02 External Amenity – Terraces

DETAILED AREA ARCHITECTURAL PLANS

EBE-AST-XX-XX-DR-A-012000 Existing Site Location Plan

EBE-AST-XX-XX-DR-A-012001 Proposed Site Location Plan

FLOORPLANS:

EBE-AST-XX-XX-DR-A-012000; EBE-AST-XX-XX-DR-A-012001; EBE-AST-XX-XX-DR-A-012109 P02; EBE-AST-XX-XX-DR-A-012110 P02; EBE-AST-XX-XX-DR-A-012111 P03; EBE-AST-XX-XX-DR-A-012112 P03; EBE-AST-XX-XX-DR-A-012113 P03; EBE-AST-XX-XX-DR-A-012114 P03; EBE-AST-XX-XX-DR-A-012115 P03; EBE-AST-XX-XX-DR-A-012116 P03; EBE-AST-XX-XX-DR-A-012117 P03; EBE-AST-XX-XX-DR-A-012118 P03; EBE-AST-XX-XX-DR-A-012119 P03; EBE-AST-XX-XX-DR-A-012120 P03; EBE-AST-XX-XX-DR-A-012121 P03; EBE-AST-XX-XX-DR-A-012122 P03; EBE-AST-XX-XX-DR-A-012123 P02; EBE-AST-XX-XX-DR-A-012124 P02; EBE-AST-XX-XX-DR-A-012125 P02; EBE-AST-XX-XX-DR-A-012126 P02; EBE-AST-XX-XX-DR-A-012127 P02., , TENURE PLANS: EBE-AST-XX-XX-DR-A-012150 P03; EBE-AST-XX-XX-DR-A-012151 P03., , SECTIONS: EBE-AST-XX-XX-DR-A-012200 P02; EBE-AST-XX-XX-DR-A-012201 P02; EBE-AST-XX-XX-DR-A-012202 P02., , ELEVATIONS: EBE-AST-XX-XX-DR-A-012300 P02; EBE-AST-XX-XX-DR-A-012301 P02; EBE-AST-XX-XX-DR-A-012302 P02; EBE-AST-XX-XX-DR-A-012303 P02; EBE-AST-XX-XX-DR-A-012400 P02; EBE-AST-XX-XX-DR-A-012401 P02; EBE-AST-XX-XX-DR-A-012402 P02; EBE-AST-XX-XX-DR-A-012403 P02; EBE-AST-XX-XX-DR-A-012404 P02; EBE-AST-XX-XX-DR-A-012405 P02; EBE-AST-XX-XX-DR-A-012500.

DETAILED AREA LANDSCAPE PLANS:

EBE-ARP-XX-GF-DR-L-30 0011; EBE-ARP-XX-GF-DR-L-30 0012; EBE-ARP-XX-GF-DR-L-30 0013; EBE-ARP-XX-GF-DR-L-30 0014; EBE-ARP-XX-GF-DR-L-30 0015; EBE-ARP-XX-GF-DR-L-30 0016; EBE-ARP-XX-GF-DR-L-30 0017; EBE-ARP-XX-GF-DR-L-30 0018; EBE-ARP-XX-GF-DR-L-30 0019; EBE-ARP-XX-GF-DR-L-30 0020; EBE-ARP-XX-GF-DR-L-30 0021; EBE-ARP-XX-GF-DR-L-30 0022; EBE-ARP-XX-GF-DR-L-30 0023; EBE-ARP-XX-GF-DR-L-30 0024.,

DOCUMENTS, EBR-01 Planning Statement, EBR-02 Rev02 Planning Development Specification, EBR-03-A Estate Regeneration Statement, EBR-03-B Estate Management Strategy, EBR-04 Statement of Community Involvement , EBR-05 Rev03 Design and Access Statement (incl. the Architectural and Landscape Design Code at Chapters 4 and 5 respectively), EBR-06 Daylight and Sunlight Report , EBR-07 Rev01 Flood Risk Assessment and Drainage Strategy, EBR-08 Transport Assessment , EBR-09 Energy and Sustainability Statement, EBR-10 Arboricultural Report and Tree Survey; EBR-11 Rev01 Fire Strategy , EBR-12 Equalities Impact Assessment, EBR-13 Environmental Statement and Non-Technical Summary (incl. Appendix E Rev01), EBR-14 Construction Management Plan , EBR-15 Utilities Statement, EBR-16 Rev01 Financial Viability Assessment, EBR-17 Rev01 Circular Economy Statement, EBR-18 Ground Contamination Risk Assessment and Remediation Strategy Report.

FOR INFORMATION

EBE-AST-XX-XX-DR-A-010001 Existing Site Plan
 EBE-AST-XX-XX-DR-A-010010 Existing Site Levels
 EBE-AST-XX-XX-DR-A-010030 P02 Illustrative Landscape Masterplan - Ground Floor Level,
 EBE-ARP-XX-GF-DR-L-300010 Illustrative Landscape Masterplan - Roof Level,

EBE-ARP-XX-GF-DR-L-30 0025 Circulation Strategy for Walkway Agreement.
 EBE-AST-XX-XX-DR-A-011200 Elevation West Ebury Bridge Road - Existing and Proposed
 EBE-AST-XX-XX-DR-A-011201 Elevation East: Railway - Existing and Proposed ,
 EBE-AST-XX-XX-DR-A-011202 Elevation South: Grosvenor Estate - Existing and Proposed
 EBE-AST-XX-XX-DR-A-011203 Elevation North: Ebury Bridge - Existing and Proposed,
 EBE-AST-XX-XX-DR-A-011210 P02 Site Section West - Existing and Proposed,
 EBE-AST-XX-XX-DR-A-011211 Site Section East - Existing and Proposed, EBE-AST-XX-XX-DR-A-011212 Site Section South - Existing and Proposed, EBE-AST-XX-XX-DR-A-011213 Site Section North - Existing and Proposed

Case Officer: Matthew Mason

Direct Tel. No. 020 7641
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Recommended Condition(s) and Reason(s)

- 1 The commencement of Phase 1 as shown on Masterplan phasing drawing EBE-AST-XX-XX-DR-A-011102 Rev P01 must be begun not later than the expiration of three years from the date of this permission., ,

The first application for approval of Reserved Matters shall be made to the Local Planning Authority no later than three years from the date of this permission. The last application for Reserved Matters shall be made no later than ten years from the date of this permission. , The commencement of each phase of development subject of a reserved matters application shall begin before the expiration of three years from the date of the approval of that phase.

Reason:

To comply with the provisions of Section 91(1)(a) of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 For each phase of the outline component of this hybrid application, details of the following matters (reserved matters) shall be submitted to the City Council, and no work except demolition, ground and enabling work shall start within the relevant phase until the City Council as local planning authority has given its approval to all of these details in writing:
 - a) Appearance;;
 - b) Means of Access;;
 - c) Landscaping; ,
 - d) Layout; ,
 - e) Scale ,
 You must then carry out the development in line with what we have approved and in accordance with the Reserved Matters Application Specification., ,

Reason:

Part of this hybrid application is for outline planning permission only. We need to be satisfied with the details of the outline proposal before any development work starts on the relevant phase. (R01AA)

- 3 The outline component of this hybrid application shall not be commenced (except for demolition, ground and enabling work) until details of an overarching phasing plan for the site have been submitted to and approved in writing by the City Council as local planning authority. The overarching phasing plan shall clearly define the extent of each phase for the purpose of future Reserved Matters Applications and shall include the timing for the completion of the public realm relative to each phase. The development shall be carried out in accordance with the approved phasing plan unless alternative details of phasing are subsequently submitted to and agreed by us in writing.

Reason:

Part of this hybrid application is for outline planning permission only. We need to be satisfied with the details of the outline proposal in terms of phasing before any development work starts on the relevant phase. (R01AA)

- 4 The development hereby permitted related to the detailed component (Phase 1 shown on Masterplan phasing drawing EBE-AST-XX-XX-DR-A-011102 Rev P01) shall be carried out in accordance with the detailed drawings and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

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

- 5 The development hereby permitted related to the outline component (Phases 2 and 3 shown on Masterplan phasing drawing EBE-AST-XX-XX-DR-A-011102 Rev P01) shall be carried out in accordance with the Development Specification, Parameters Plans and Design Code and other documents listed on this decision letter, and any drawings approved subsequently by the City Council as local planning authority pursuant to any conditions on this decision letter.

Reason:

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

- 6 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:
between 08.00 and 18.00 Monday to Friday;
between 08.00 and 13.00 on Saturday; and
not at all on Sundays, bank holidays and public holidays.

You must carry out piling, excavation and demolition work only:

between 08.00 and 18.00 Monday to Friday; and
not at all on Saturdays, Sundays, bank holidays and public holidays.

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). (C11AB)

- 6 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: , o between 08.00 and 18.00 Monday to Friday; , o between 08.00 and 13.00 on Saturday; and , o not at all on Sundays, bank holidays and public holidays. , , You must carry out piling, excavation and demolition work only: , o between 08.00 and 18.00 Monday to Friday; and , onot at all on Saturdays, Sundays, bank holidays and public holidays. , , 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). (C11AB)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016), ENV 6 of our Unitary Development Plan that we adopted in January 2007 and Policies 7 and 33 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R11AC)

- 7 **Pre Commencement Condition.** , Prior to the commencement of any (a) Demolition, and/or (b) Earthworks/piling and/or (c) Construction on site for Phase 1 and for each phase of the outline component, you must apply to us for our 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. 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 and requirements contained therein. Commencement of the relevant stage of demolition, earthworks/piling or construction cannot take place until the City Council as local planning authority has issued its written approval through submission of details prior to each stage of commencement. (C11CD)

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016), ENV 6 of our Unitary Development Plan that we adopted in January 2007 and Policies 7 and 33 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R11AC)

- 8 You are required to comply with the Council's Code of Construction Practice referred to in condition 7 by including specific provisions as part of the site environmental management plan or construction management plan to secure the following: , , - A construction logistics plan for Phase 1 and for each phase of development for the outline component. , - A Site Waste Management Plan. , - A Circular Economy Post Completion Report.

Reason:

To protect the environment of neighbouring occupiers. This is as set out in S29 and S32 of Westminster's City Plan (November 2016), ENV 6 of our Unitary Development Plan that we adopted in January 2007 and Policies 7 and 33 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R11AC)

- 9 **Pre Commencement Condition.** , None of the development outline component that falls within the Crossrail 2 Safeguarding Direction boundary hereby permitted shall be commenced until detailed design and construction method statements for all the ground floor structures, foundations and basements and for any other structures below ground level, including piling, (temporary and permanent) for each phase of the outline component, have been submitted to and approved in writing by the Local Planning Authority which: , (i) Accommodate the proposed location of the Crossrail 2 structures including tunnels, shafts and temporary works,, (ii) Accommodate ground movement arising from the construction thereof,, (iii) Mitigate the effects of noise and vibration arising from the operation of the Crossrail 2 railway within the tunnels and other structures,, , The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs C1(i), (ii) and (iii) of this condition shall be completed, in their entirety, before any part of the building[s] [is] [are] occupied.

Reason:

To meet the requirements of a direction made in connection with the Chelsea-Hackney line (CrossRail Line 2) by the Secretary of State for Transport under Articles 14(1) and 18(3) of the Town and Country Planning General Development Order 1988 and as set out in S41 and S43 of Westminster's City Plan (November 2016), TRANS 5 (E) and para 4.68 of our Unitary Development Plan that we adopted in January 2007 and Policy 26 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R33BC)

- 10 1. You must carry out the Phase 1 development in accordance with the Ground contamination risk assessment and remediation strategy, report dated 22 February 2021
2. You must apply to us for approval of a Validation Report (in consultation with the Environment Agency) which summarises the action you have taken during the development and what action you will take in the future (if appropriate). You must not occupy any part of Phase 1 until we have approved what you have sent us. You must carry out the development in accordance with the approved Validation Report.

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. This is as set out in STRA 34 and ENV 8 of our Unitary Development Plan that we adopted in January 2007 and Policy 33(E) of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R18AA)

- 11 **Pre Commencement Condition.**, You must carry out a detailed site investigation for each development phase of the outline component 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. 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 us for approval of the following investigation reports. You must apply to us and receive our written approval for phases 1, 2 and 3 before any demolition or excavation work starts on each development phase and for phase 4 when the relevant development phase has been completed but before it is occupied. , , Phase 1: Desktop study - full site history and environmental information from the public records., , Phase 2: Site investigation - to assess the contamination and the possible effect it could have on human health, pollution and damage to property., , Phase 3: Remediation strategy - details of this, including maintenance and monitoring to protect human health and prevent pollution., , Phase 4: Validation report - summarises the action you have taken during the development and what action you will take in the future, if appropriate.

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. This is as set out in STRA 34 and ENV 8 of our Unitary Development Plan that we adopted in January 2007 and Policy 33(E) of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R18AA)

- 12 **Pre Commencement Condition.**, No demolition or development shall take place for Phase 1 until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and,, A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works,, B. Where appropriate, details of a programme for delivering related positive public benefits,, B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI. (see informative 5)

Reason:

To protect the archaeological heritage of the City of Westminster as set out in S25 of Westminster's City Plan (November 2016), DES 11 of our Unitary Development Plan that we adopted in January 2007. (R32BC) and Policy 39 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021).

- 13 **Pre Commencement Condition.**, No demolition or development shall take place for each phase within the outline component until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and,, A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works,, B. Where appropriate, details of a programme for delivering related

positive public benefits; B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI. (see informative 5)

Reason:

To protect the archaeological heritage of the City of Westminster as set out in S25 of Westminster's City Plan (November 2016), DES 11 of our Unitary Development Plan that we adopted in January 2007. (R32BC) and Policy 39 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021).

- 14 No piling shall take place for Phase 1 and for each phase within the outline component 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.

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.

- 15 You must not occupy more than 349 dwellings within the development until confirmation has been provided that either: all water network upgrades required to accommodate the additional flows to serve the development as a whole have been completed; or a development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason:

The development may lead to low or no water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

- 16 **Pre Commencement Condition.** , You must apply to us for our approval of details of an auditable system of arboricultural site supervision and record keeping for Phase 1 and for each phase within the outline component. The site supervision should be prepared by an arboricultural consultant who is registered with the Arboricultural Association, or who has the level of qualifications and experience needed to be registered. The details of such supervision must include: , , - identification of individual responsibilities and key personnel., - induction and personnel awareness of arboricultural matters., - supervision schedule, indicating frequency and methods of site visiting and record keeping, - procedures for dealing with variations and incidents., , You must not start any demolition, site clearance or building work, and you must not take any equipment, machinery or materials for the development onto the relevant part of the site, until we have approved

what you have sent us. You must then adhere to the approved supervision schedule. You must produce written site supervision reports after each site monitoring visit, demonstrating that you have carried out the supervision and 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. You must send copies of each written site supervision record to us within five days of the site visit.

Reason:

To make sure that the trees on the site are adequately protected during building works. This is as set out in S38 of Westminster's City Plan (November 2016), DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007. (R31AC) and Policies 34 and 38 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021).

- 17 **Pre Commencement Condition.**, You must apply to us for approval of a method statement explaining the measures you will take to protect the trees on and close to the site for Phase 1 and for each phase within the outline component. Other than for Phase 1, you must not start any demolition, site clearance or building work on the relevant phase, and you must not take any equipment, machinery or materials for the development onto the relevant part of the site, until we have approved in writing what you have sent us. You must then carry out the work according to the approved details. (C31CC)

Reason:

To protect trees and the character and appearance of the site as set out in S38 of Westminster's City Plan (November 2016), DES 1 (A), ENV 16 and ENV 17 of our Unitary Development Plan that we adopted in January 2007 and Policies 34 and 38 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R31CC)

- 18 The maximum permitted floorspace (gross internal area) for each use granted by the outline component of this permission shall be:

Residential (Class C3) - 36,650sqm (+20,100 sq m ancillary residential).

Flexible Retail/Financial and Professional/Restaurant and Cafes/Drinking Establishment and Non-Residential Institution (Classes A1-A4 /D1) - 1600sqm.

Office (Class B1) - 350sqm.

Non-Residential Institution (Class D1)- 158sqm,

Flexible Non-Residential Institution/Assembly and Restaurant and Cafes (Classes D1/D2/A3) - 910sqm,

Where:

The combined total floorspace falling within Class A3 within Blocks B1, B2, B3 and B4 shall be no more than 460sqm (GIA).

The combined total floorspace falling within Class A4 within Blocks B1, B2, B3 and B4 shall be no more than 340sqm (GIA).

The combined total floorspace falling within Class D1 within Blocks B1, B2, B3 and B4 shall be no more than 1500sqm (GIA).

The combined total floorspace falling within Class A3 within Block B9 shall be no more than 130sqm (GIA).

Reason:

To ensure the development undertaken is in accordance with the approved Development Specification.

- 19 The flexible Class A1/A2/A3/A4/D1 uses shall be located within B1, B2, B3 and B4 within the outline component of the development and shall only be used for the following purposes:

- (i) For the display or retail sale of goods, other than hot food, principally to visiting members of the public; and/or
- (ii) For professional and financial services (but excluding betting offices or pay day loan shops) and/or
- (iii) 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; and/or
- (iv) Public houses, wine bars or other drinking establishments (but not night clubs) including drinking, establishments with expanded food provision and/or
- (v) For clinics and health centres, day centres and consulting rooms (not attached to the consultant's or doctor's house), museums, public libraries, art galleries, non-residential education and training centres,

You must not use these units for any other purpose, including any within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended September 2020) (or any equivalent class in any order that may replace it).

Reason:

To ensure that the development is carried out in accordance with the uses sought and assessed, to ensure that the parts of the outline component are not used for other uses within Class E that may have different or unacceptable waste storage, servicing, amenity or, transportation requirements and /or impacts, and to ensure that the public benefits of active frontages within the Ebury Bridge Local Centre are delivered, in accordance with Policies S24, S29, S31, S32, S41 and S42 of Westminster's City Plan (November 2016) and ENV 5, ENV 6, ENV 12, ENV 13 and TACE 8 or TACE 9 or TACE 10 of our Unitary Development Plan that we adopted in January 2007.

- 20 The Class B1 use and community space (Class D1) proposed shall be located within B5 within the outline component of the development. The Class B1 use shall only be used for office use and the Class D1 use shall only be used for community space use. You must not use these units for any other purpose, including any within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended September 2020) (or any equivalent class in any order that may replace it).

Reason:

To ensure that the development is carried out in accordance with the uses sought and assessed, to ensure that the parts of the outline component are not used for other uses within Class E that may have different or unacceptable waste storage, servicing, amenity or, transportation requirements and /or impacts, and to ensure that the replacement community space is secured in accordance with Policies S24, S29, S31, S32, S41 and

S42 of Westminster's City Plan (November 2016) and ENV 5, ENV 6, ENV 12, ENV 13 and TACE 8 or TACE 9 or TACE 10 of our Unitary Development Plan that we adopted in January 2007.

- 21 The flexible Class D1/D2/A3 uses proposed shall be located within B9 within the outline component of the development and shall only be used for the following purposes:
- (i) For clinics and health centres, day centres, creches, day nursery's and consulting rooms (not attached to the consultant's or doctor's house), museums, public libraries, art galleries, non-residential education and training centres and/or
 - (ii) For the display or retail sale of goods, other than hot food, principally to visiting members of the public; and/or
 - (iii) For a gymnasium and/or
 - (iv) 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.
- You must not use these units for any other purpose, including any within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended September 2020) (or any equivalent class in any order that may replace it).

Reason:

To ensure that the development is carried out in accordance with the uses sought and assessed and to ensure that the parts of the outline component are not used for other uses within Class E that may have different or unacceptable waste storage, servicing, amenity or, transportation requirements and /or impacts, in accordance with Policies S24, S29, S31, S32, S41 and S42 of Westminster's City Plan (November 2016) and ENV 5, ENV 6, ENV 12, ENV 13 and TACE 8 or TACE 9 or TACE 10 of our Unitary Development Plan that we adopted in January 2007.

- 22 The flexible Class A1/A2/A3/A4/D1 uses area within B1, B2, B3 and B4 within the outline component shall be complete to shell and made available to occupiers ready for occupation prior to the occupation of the first residential unit within each relevant Development Plot.

Reason:

Blocks B1, B2, B3 and B4 are located in the Ebury Bridge Local Centre. The provision of replacement commercial units is required in order to maintain the health of the local centre.

- 23 Prior to the occupation of any flexible use unit/s a detailed Operational Management Plan for the relevant unit/s shall be submitted to and approved in writing by the Local Planning Authority, to include the following details:.
- a. detailed floor plans (showing internal partitions),
 - b. proposed use,
 - c. Gross Internal Area (sqm),
 - d. changing / shower / locker facilities (where applicable),
 - e. Operational hours,
 - f. Number of staff,

- g. How the unit will be operated,
- h. Kitchen extract ventilation system (where applicable),
- i. outdoor seating (including location and hours of use) (where applicable),

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

Reason:

To accord with the terms of the application, to ensure the development does not prejudice the free flow of traffic and highway safety and to protect existing residential amenities.

24 Pre Commencement Condition.,

(a) No development (excluding demolition, ground and enabling work) shall take place for any phase, or plot within the outline component until detailed specifications of the on-site children's play space facilities for said phase or plot has been submitted to and approved in writing by the Local Planning Authority. The details shall include:

- i. specific quantum's of play space in m2 (which shall be in accordance with details set out in (b))
- ii. surface treatment; siting, design, equipment / features, how consideration has been given to play accessibility for all abilities,
- iii. confirmation that all play areas within the public realm will be open to all residents at all times with no segregation on the basis of tenure;
- iv. confirmation that all play areas within the podium levels will be open to all residents of blocks that have access to the podiums at all times with no segregation on the basis of tenure;
- v. details of safety features for the play space provision within the town square; and
- vi. any site management controls that may apply and in what circumstances.

(b) Quantum's of play space: Phase 2 = 548 sq m and Phase 3 = 1,488 sq m (The phasing is based on Masterplan phasing drawing EBE-AST-XX-XX-DR-A-011102 Rev P01)

(c) No unit shall be occupied, until the play space provision (in accordance with a and b) for that specific phase /plot shall be implemented in full.

(d) All play space shall be retained as approved.

Reason:

To ensure that suitable provision of play space and incidental play opportunities for children throughout the development.

25 You must apply to us for approval of details of the on-site children's play space facilities for Phase 1. The details shall include:

- i. the provision of a minimum of 909sqm of play space;
- ii. surface treatment; siting, design, equipment / features, how consideration has been given to play accessibility for all abilities
- iii. confirmation that all play areas within the public realm will be open to all residents at all

times with no segregation on the basis of tenure;
 iv. confirmation that all play areas within the podium level will be open to all residents of Blocks 7 and 8 at all times with no segregation on the basis of tenure; and
 v. any site management controls that may apply and in what circumstances.

You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the development in accordance with the details approved. All play space shall be retained as approved.

Reason:

To ensure that suitable provision of play space and incidental play opportunities for children throughout the development.

- 26 You must apply to us for approval of an interim play space strategy for the development setting out the timetable for removal of existing play space provision from the estate, the management of retained play space during construction works and the provision of any temporary play space during construction works. You must not remove any existing play space until we have approved in writing what you have sent us. You must carry out the development according to the approved details throughout the construction of the development.

Reason:

To ensure that suitable provision of play space is provided during construction.

- 27 The unit mix for the residential units (Class C3) contained within the development shall be as set out below:

*Studios - 0-10%,
 *1-Bed - 30-35%,
 *2 Bed - 40-50%,
 *3 Bed - 10-25%,
 *4 Bed - 0-5%,
 *5 Bed - 0.5%,

For the avoidance of doubt there shall be a minimum 19% family sized units (3-beds or more) provided within the development.

Reason:

To ensure an appropriate mix of housing types and to provide family accommodation as set out in S15 of Westminster's City Plan (November 2016), H 5 of our Unitary Development Plan that we adopted in January 2007 and Policy 8 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021).

- 28 The three bedroom residential units shown on the approved drawings for Phase 1 must be provided and thereafter shall be permanently retained as accommodation which (in addition to the living space) provides three separate rooms capable of being occupied as bedrooms. (C07EB)

Reason:

To provide family accommodation as set out in S15 of Westminster's City Plan (November 2016), H 5 of our Unitary Development Plan that we adopted in January 2007 and Policy 8 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021)

- 29 You must apply to us for approval of detailed drawings of a hard and soft landscaping scheme for Phase 1 which includes:

- i. the number, size, species and position of trees and shrubs;
- ii. details of all hard landscaped areas including areas of permeable paving.,
- iii. samples of hard landscaping materials,;
- iv. details of private residential spaces,;
- v. details of rain garden planters,;
- vi. details of the planting pits of the trees to include full dimensions.,
- vii. details of the SuDS rain gardens and detention basins/ponds.,
- viii. details of seating,;
- ix. location of cycle stands.,

You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the hard landscaping scheme in accordance with the details approved and prior to occupation of any part of the development unless otherwise agreed in writing. You must carry out the landscaping and planting within 1 planting season of completing the development (or within any other time limit we agree to in writing). Thereafter you must retain the hard and soft landscaping as installed. If you remove any trees or find that they are dying, severely damaged or diseased within three years of planting them, you must replace them with trees of a similar size and species.

Reason:

To improve the appearance of the development and its contribution to biodiversity and the local environment, as set out in S38 of Westminster's City Plan (November 2016), ENV 16, ENV 17 and DES 1 (A) of our Unitary Development Plan that we adopted in January 2007 and Policy 34 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R30AC)

- 30 Within the outline component, you must carry out the planting shown on any landscaping drawings approved under reserved matters applications within one planting season of completing the relevant phase (or within any other time limit we agree to in writing). If you remove any trees or find that they are dying, severely damaged or diseased within three years of planting them, you must replace them with trees of a similar size and species.

Reason:

In accordance with Policy GG1 of London Plan (2021).

- 31 You must provide details of the soil build up over the basement and within the planters on the podium and terrace within Phase 1 and for each phase within the outline area. The details shall include plan and section drawings showing the soil depth across each area and the drainage layer and confirming total soil volumes in each area. You must include a

specification for the soil in these areas and a methodology for importing and laying the soil. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the submitted details.

Reason:

To improve the appearance of the development and its contribution to biodiversity and the local environment, as set out in S38, CM28.1 of Westminster's City Plan (November 2016), ENV 16, ENV 17 and DES 1 (A) of our Unitary Development Plan that we adopted in January 2007 and Policy 34 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021).

- 32
1. You must carry out and manage Phase 1 of the approved development in accordance with the Fire Strategy Rev 01 (dated October 2020)., ,
 2. You must apply to us for approval of details of a Fire Strategy for each development phase within the outline component. You must not commence development of the relevant phase of development until we have approved what you have sent us. You must carry out the Fire Strategy in full and retain it thereafter. No part of the development shall be occupied other than in accordance with the approved Fire Strategy. (see informative 7)

Reason:

To ensure that development proposals achieve the highest standards of fire safety to ensure the safety of all building users.

- 33
- You must apply to us for approval of details of an Electromagnetic Interference Mitigation Strategy for each phase of development. The Strategy shall detail the process for mitigating the possible effect of the development on satellite television signals and terrestrial television signals. You must not occupy any part of the relevant phase of development until we have approved what you have sent us. You must carry out the Electromagnetic Interference Mitigation Strategy in full and retain it thereafter.

Reason:

In order to ensure that television signals in the vicinity of the site are not affected by the proposed development.

- 34
- You must apply to us for approval of details of an Estate Management Strategy for Phase 1 and for each phase within the outline component, to include (but not limited to) the following details:
- a. The roles and responsibilities of the Management Hub.
 - b. The management and maintenance of the public realm (hard landscaping), private estate areas and buildings.,
 - c. The management and maintenance of the soft landscaping including management responsibilities and maintenance schedules.
 - d. Servicing and deliveries management for the residential accommodation (including online delivery),
 - e. Controls on entry to the site including the management and maintenance of the

bollards/barriers to the vehicle entrances.,
 f. Taxi and private hire vehicle management.,
 g. Communication with occupiers, businesses and visitors,
 h. The management of the car parking area (see informative 10),
 i. Parking enforcement within the estate.,
 j. The management of the communal terraces, podiums and play equipment (including MUGA)

The details submitted for the final phase of development are to form the Estate Wide Management Strategy and should include any additional management arrangements for when the all buildings within the development are ready for occupation..

You must not occupy any part of the relevant phase of development until we have approved what you have sent us. Unless otherwise agreed in writing, the development hereby approved shall not be occupied or managed other than in accordance with the approved Estate Management Strategy for the relevant phase and the final Estate Wide Management Strategy when the development is completed. ,

Reason:

To ensure that the proposed development is appropriately managed, does not prejudice the appearance of the locality or the free flow of traffic and highway safety and accords with the terms of the application.

- 35 1. Within 6 months of commencement of development of Phase 1, you must apply to us for approval of details of the security measures to form part of the development. These measures are to accord with the principles of Secure by Design and will, in particular, incorporate defensible spaces, lighting, controlled entry and exit points to the buildings and security measures for the cycle storage area. You must carry out the development in accordance with approved details and thereafter these measures shall be retained.,
2. You must apply to us for approval of details of the security measures to form part of the outline component of the development. These measures are to accord with the principles of Secure by Design and will, in particular, incorporate defensible spaces, lighting, controlled entry and exit points to the buildings and security measures for the cycle storage area. You must carry out the development in accordance with approved details and thereafter these measures shall be retained.

Reason:

To ensure a safe and convenient form of development and to safeguard the amenities of the area generally.

- 36 Within 3 months of the practical completion of the Class D1 community space within plot 5, you must apply to us for approval of details of an operational management plan. Thereafter you must manage the community space in accordance with the details approved unless otherwise agreed in writing with us.

Reason:

Insufficient details were submitted with the application to demonstrate how this

community space would be used and managed. This is in accordance with Policy S34 Social And Community Infrastructure of Westminster's City Plan (November 2016).

- 37 No less than 10% of the residential units hereby approved within Phase 1 shall be compliant with Approved Document Part M4(3) and no less than 90% of all units within a building within are compliant with Approved Document Part M4(2).,

Reason:

In the interest of inclusive access in accordance with S28 of Westminster's City Plan (November 2016), H 8 and DES 1 (B) of our Unitary Development Plan that we adopted in January 2007 and Policies 12 and 38 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021).

- 38 The reserved matters applications must be accompanied by a report demonstrating:

- i. that the proposed development of the relevant residential building and units therein complies with the design and construction standards contained in the MHDCLG Technical Housing Standards - Nationally Described Space Standard;
- ii. that 90% of all units within a building within are compliant with Approved Document Part M4(2),
- iii. that 10% of all units within a building are compliant with Approved Document Part M4(3),,

Reason:

To ensure that the development is carried out in accordance with the submitted Parameter Plans, Design Code and other submitted details.

- 39 You must apply to us for approval of details of a lighting scheme for Phase 1 and for each phase or plot within the outline component. The scheme shall be in accordance with the Institute of Lighting Professional's Guidance notes for the reduction of obstructive light and shall be designed by a suitably qualified person. You must not start work on this part of the development until we have approved what you have sent us. You must then provide the lighting scheme in accordance with the approved details prior to occupation of Phase 1 or relevant phase or plot within the outline component. ,

Reason:

To ensure minimal nuisance or disturbance is caused by lighting and to protect the environment of the people in the residential part of the development and neighbouring occupiers. This is as set out in S29 of Westminster's City Plan (November 2016), ENV 13 of our Unitary Development Plan that we adopted in January 2007 and Policies 7, 33 and 38 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R21CC)

- 40 Within six months of first occupation a BREEAM Communities Final Stage certificate and summary score sheet for Blocks 7 and 8 within Phase 1 shall be submitted to and approved in writing by the Local Planning Authority demonstrating that a minimum rating of 'Excellent' has been achieved.

Reason:

To make sure that the development affects the environment as little as possible, as set out in S28 or S40, or both, of Westminster's City Plan (November 2016) and Policies 36 and 38 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R44BC)

- 41 You must submit an updated BREEAM Communities Pre-Assessment report as part of each subsequent reserved matters application demonstrating that a minimum rating of 'Excellent' can be achieved.

Reason:

To make sure that the development affects the environment as little as possible, as set out in S28 or S40, or both, of Westminster's City Plan (November 2016) and Policies 36 and 38 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R44BC)

- 42 Within six months of first occupation a BREEAM Communities Final Stage certificate and summary score sheet for each phase or plot within the outline area shall be submitted to and approved in writing by the Local Planning Authority demonstrating that a minimum rating of 'Excellent' has been achieved.

Reason:

To make sure that the development affects the environment as little as possible, as set out in S28 or S40, or both, of Westminster's City Plan (November 2016) and Policies 36 and 38 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R44BC)

- 43 **Pre Commencement Condition.**, No development (except for demolition, ground and enabling work) shall take place within the outline component until an energy assessment has been submitted to and approved in writing by the Local Planning Authority (in consultation with the GLA) for each phase or plot as part of the reserved matters applications. The review would be undertaken in line with the energy policy in place at the time of submission of the reserved matters submission. The scheme should include:

- i. updated GLA Carbon Emissions Reporting spreadsheet.,
- ii. information to demonstrate that the number of energy centres within the development has been minimised.,
- iii. how a connection can be made between the heat networks for Phase 1 and the outline component (thereby creating a single-site-wide heat network covering the development),
- iv. that a single point of connection to a wider network has been enabled. ,
- v. that the domestic element within the outline component will achieve a minimum 10% saving from energy efficiency measures,
- vi. that the non-domestic element of the outline component will achieve a minimum 15% saving from energy efficiency measures,
- vii. information to demonstrate that photo voltaic provision has been maximised for each phase or plot.,
- viii. energy costs to occupants of the development as a whole have been minimised by submitting indicative energy costs for occupants.

The phases within the outline component and any plot within, shall not be implemented

other than in accordance with the approved details, and thereafter be maintained.

Reason:

To make sure that the development affects the environment as little as possible, as set out in S28 or S40, or both, of Westminster's City Plan (November 2016) and Policies 36 and 38 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R44BC)

- 44 Reserved matters applications must be accompanied by a Drainage Strategy to dispose of surface water showing how Policy SI12 (Flood Risk Management) and Policy SI13 (Sustainable Drainage) of the London Plan (2021) have been taken into account. ,

Reason:

In the interest of sustainable construction and to avoid excessive surface water runoff.

- 45 You must apply to us for approval of details of a SuDS management and maintenance plan for the development. You must not occupy any part of the relevant phase of development until we have approved what you have sent us. You must carry out the SuDS Management and Maintenance Plan in full and retain it thereafter. No part of the development shall be occupied other than in accordance with the SuDS Management and Maintenance Plan.

Reason:

To ensure there are clear arrangements in place for ongoing maintenance over the lifetime of the development in accordance with Policy 35 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021).

- 46 You must provide the following sustainability features for Phase 1 as set out in the Energy and Sustainability Statement (July 2020), the Flood Risk Assessment and Drainage Strategy and drawing EBE-ARP-XX-XX-SK-C-000014 P01 before occupation of any part of the development: -, , - ground source heat pumps (unless otherwise agreed in writing), - air source heat pumps., - Blue roofs to Buildings 7 and 8., - Bio-retention systems/Rain gardens, - Permeable paving, - Detention Basins/Ponds; and, - Below ground attenuation tank (min volume 160 cubic metres), , You must not remove any of these features.

Reason:

To make sure that the development affects the environment as little as possible, as set out in S28 or S40, or both, of Westminster's City Plan (November 2016) and Policies 36 and 38 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R44BC)

- 47 The finished floor levels for all sleeping accommodation within the development must be set no lower than 4.5 metres above Ordnance Datum (mAOD).

Reason:

To reduce the risk of flooding to the development and occupants in accordance the NPPF and Policy 35 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021)

- 48 You must apply to us for approval of details of a Flood Warning and Evacuation Management Plan for Phase 1 and for each phase or plot within the outline component. You must not occupy any part of the relevant phase of development until we have approved what you have sent us. You must carry out the Flood Warning and Evacuation Management Plan in full and retain it thereafter. No part of the development shall be occupied other than in accordance with the approved plan.

Reason:

To reduce the risk of flooding to the development and occupants in accordance with the NPPF and Policy 35 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021).

- 49 Notwithstanding the information submitted, you must apply to us for approval of details to show how utility services within the development are designed to remain operational under flood conditions. You must not occupy any part of the relevant phase of development until we have approved what you have sent us. You must carry out the development in accordance with the details approved and thereafter retain as approved.

Reason:

To reduce the risk of flooding to the development and occupants in accordance with the NPPF and Policy 35 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021)

- 50 The dwelling(s) hereby approved shall not be occupied other than in accordance with the water consumption targets of 105 litres or less per person per day, and 5 litres or less per head per day for external water use. The reserved matters applications which include non-residential units must demonstrate compliance with the water consumption targets set out in Policy SI.5 of the London Plan (2021).

Reason:

To ensure the development is water efficient in accordance with Policy SI.5 of the London Plan (2021).

- 51 You must apply to us for approval of details of a Delivery and Servicing Plan for Phase 1 and for each phase or plot within the outline component. You must not occupy any part of the relevant phase of development until we have approved what you have sent us. The development hereby approved shall not be occupied or managed other than in accordance with the approved Delivery and Servicing Plan. The submitted details must include the following;
- i. frequency of deliveries to the site;
 - ii. frequency of other servicing vehicles such as refuse collections;
 - iii. dimensions of delivery and servicing vehicles;
 - iv. proposed loading and delivery locations; and
 - v. a strategy to manage vehicles servicing the site, including through the use of procurement/consolidation., , (see informative 7)

Reason:

To avoid blocking the internal road network and surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City

Plan (November 2016), STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007 and Policy 29 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021).

- 52 You must apply to us for approval of detailed drawings of the following parts of the development for Phase 1:

- i. The vehicle circulation route and any road safety measures;.
- ii. The location and design of the vehicle loading bays; ,
- iii. The bollards and/or gates at the vehicle access point (see informative 9); and
- iv. Signage for the road system to indicate a one-way operation.

You must not start work on this part of the development until we have approved in writing what you have sent us. You must then carry out the development in accordance with the details approved.

Reason:

To ensure the internal road works efficiently, to avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016), STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007 and Policy 29 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R23AC)

- 53 No goods, including fuel, delivered or collected by vehicles arriving at or departing from the building shall be accepted or despatched if unloaded or loaded on the public highway. You may accept or despatch such goods only if they are unloaded or loaded within the development site.

Reason:

To avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S42 of Westminster's City Plan (November 2016), STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007 and Policy 29 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R23AC)

- 54 The internal private road network within the development must operate only as a one-way system.

Reason:

In the interests of public safety and to avoid blocking the road as set out in S41 of Westminster's City Plan (November 2016), TRANS 2 and TRANS 3 of our Unitary Development Plan that we adopted in January 2007 and Policies 24 and 25 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R24AC)

- 55 Within each completed phase of development you must use the parking, access, loading, unloading and manoeuvring areas shown on the approved plans only for those purposes.

Reason:

To make sure that the internal road network is only used for the purpose it was intended for to avoid blocking the internal road network and surrounding streets and to protect the environment of people in development as set out in S42 of Westminster's City Plan (November 2016), STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007 and Policy 29 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021) . (R23BB)

- 56 All areas for servicing within the development, including external areas and internal access corridors, must be retained for this purpose for the life of the development and used for no other purpose that prevents off-street servicing from occurring.,

Reason:

To make sure that the loading areas are only used for servicing purposes to avoid blocking the internal road network and surrounding streets and to protect the environment of people in development as set out in S42 of Westminster's City Plan (November 2016), STRA 25, TRANS 20 and TRANS 21 of our Unitary Development Plan that we adopted in January 2007 and Policy 29 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021) . (R23BB)

- 57 In the event that the flexible Class D1/D2/A3 accommodation within B9 within the outline component of the development is used for education/nursery/crèche/school/community centre uses then you must apply to us for approval of a Travel Plan prior to occupation. The Travel Plan must include details of targets set in the Plan to reduce car journeys to the education/nursery/crèche/school/community centre and details of how the Travel Plan will be regularly monitored and amended, if necessary

You must carry out the development in accordance with the details approved. , , At the end of the first and third years of the life of the Travel Plan, you must apply to us for our written approval of reports monitoring the effectiveness of the Travel Plan and setting out any changes you propose to make to the Plan to overcome any identified problems.

Reason:

In the interests of public safety, to avoid blocking the surrounding streets and to protect the environment of people in neighbouring properties as set out in S41 of Westminster's City Plan (November 2016), TRANS 2, TRANS 3 and TRANS 15 of our Unitary Development Plan that we adopted in January 2007 and Policies 24 and 25 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R45AB)

- 58 There shall be a maximum of 42 disabled persons car parking spaces within the development. Each car parking space shall only be used for the parking of vehicles of people living in the development, shall only be used by white badge holders and shall only be leased to occupiers of the development and not sold.

Reason:

To provide disabled persons parking spaces for people living in the development who are white badge holders as set out in Policy 27 of the City Plan 2019 - 2040: Intend to Adopt

version (March 2021).

- 59 You must provide each car parking space shown on the approved drawings for Phase 1 prior to occupation of the development and thereafter permanently retain them. Each car parking space shall only be used for the parking of vehicles of people living in Blocks 7 and 8, shall only be used by white badge holders and shall be leased and not sold.

Reason:

To provide disabled persons parking spaces for people living in the development who are white badge holders as set out in Policy 27 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021).

- 60 Prior to first occupation of each phase of development, a minimum of 50% active Electric Vehicle Charging Points shall be provided and thereafter retained in working order.,

Reason:

To encourage the use of ultra-low emission vehicles

- 61 You must apply to us for approval of details of secure cycle storage for Phase 1. There should be a minimum of 445 long-stay spaces and 20 short-stay spaces. The details submitted should set out how the cycle parking complies with the London Cycling Design Standards and are sheltered and secure. You must not start any work on this part of the development until we have approved in writing what you have sent us. You must then provide the cycle storage in line with the approved details prior to occupation, make it available at all times to everyone living in the development and retain as approved. You must not use the cycle storage for any other purpose.

Reason:

To provide secure cycle parking spaces and associated cycling facilities for people using the development in accordance with Policies 25 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021).

- 62 No phase of the development shall be commenced (save for demolition and site clearance works) for the outline component until details of the provision for secure long and short stay cycle parking for residents of, visitors to, and people working within that phase, including the numbers, type of cycle stands and their location within Plots within that phase have been submitted to and approved in writing by us. The details submitted should set out how the cycle parking complies with the London Cycling Design Standards and are sheltered and secure. The cycle parking and cycle stands shall be provided in accordance with the approved details prior to occupation of the relevant building and shall be permanently retained for such purposes.,

Reason:

To provide secure cycle parking spaces and associated cycling facilities for people using the development in accordance with Policies 25 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021).

- 63 Prior to occupation of flats within Phase 1, you must provide the separate stores for waste and materials for recycling shown on drawing number EBE-AST-XX-XX-DR-A-012110TBC P02 and thereafter you must permanently retain them for the storage of waste and recycling. You must clearly mark them and make them available at all times to everyone living in the flats. No refuse or waste material of any description shall be left or stored anywhere other than within a building or refuse enclosure, except on waste collection days. (C14FB)

Reason:

To protect the environment and provide suitable storage for waste and materials for recycling as set out in S44 of Westminster's City Plan (November 2016), ENV 12 of our Unitary Development Plan that we adopted in January 2007 and Policies 7 and 37 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R14CC)

- 64 You must apply to us for approval of details of an Operational Waste Management Strategy (OWMS) for each phase of the outline area or plot within to form part of the development. The Strategy shall detail:

- a. How waste and recycling will be stored and separated on site.
- b. Quantum's of refuse and recycling storage facilities.
- c. Details of siting, design materials, access, and where appropriate signage thereof.
- d. Collection arrangements - to ensure accessibility and details of times, frequency etc.,
- e. Site management arrangements.,
- f. the OWMS arrangements for when the all buildings within the development area are ready for occupation.,

You must carry put the development in accordance with the approved details. You must not occupy the relevant part of the phase or plot within until the approved scheme has been fully installed, and be ready for use, and be thereafter retained. No refuse or waste material of any description shall be left or stored anywhere other than within a building or refuse enclosure, except on waste collection days.

Reason:

To protect the environment and provide suitable storage for waste and materials for recycling as set out in S44 of Westminster's City Plan (November 2016), ENV 12 of our Unitary Development Plan that we adopted in January 2007 and Policies 7 and 37 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R14CC)

- 65 You must apply to us for approval of samples of the facing materials you will use for Blocks B7 and B8 within Phase 1, including glazing, and elevations and roof plans annotated to show where the materials are to be located. You must not start any work on these parts of the development until we have approved what you have sent us. You must then carry out the work using the approved materials.

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 S28 of Westminster's City

Plan (November 2016), DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007 and Policies 38 and 40 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R26AD)

- 66 You must apply to us for approval of 3m x 3m fabricated sample panels of the following parts of the Blocks B7 and B8 within Phase 1:, , i) typical facade bays., , The sample(s) should demonstrate the colour, texture, face bond, pointing, component interfaces and means of construction (including any typical expansion/movement joints). You must not start any work on the superstructure of the development until we have approved the sample panels., , You must then carry out the work according to these approved sample(s).

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 S28 of Westminster's City Plan (November 2016), DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007 and Policies 38 and 40 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R26AD)

- 67 You must apply to us for approval of detailed drawings at 1:5 and 1:20 of the following parts of buildings Blocks B7 and B8 within Phase 1 - typical bay details to all new facades to indicate the following:,

i) typical window types,;
 ii) typical external door types,;
 iii) cills,;
 iv) reveals,;
 v) location and size of movement joints,;
 vi) step backs in façade,;
 vii) interfaces with windows,;
 viii) interfaces with landscaping,;
 ix) ventilation and other services terminations at façade and roof,;
 x) balconies including method of drainage,;
 xi) railings, balustrades and balcony dividing screens,;
 xii) integral lighting., You must not start any work on the superstructure of the development until we have approved what you have sent us., You must then carry out the work according to these approved drawings.

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 S28 of Westminster's City Plan (November 2016), DES 1 and DES 5 or DES 6 or both of our Unitary Development Plan that we adopted in January 2007 and Policies 38 and 40 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R26AD)

- 68 You must apply to us for approval of a scheme of public art for the development. You must not start work on the public art until we have approved what you have sent us.

Before anyone moves into the relevant phase, you must carry out the scheme according to the approved details. You must maintain the approved public art and keep it on this site. You must not move or remove it.

Reason:

To make sure the art is provided for the public and to make sure that the appearance of the building is suitable. This is as set out in DES 7 (A) of our Unitary Development Plan that we adopted in January 2007 and Policy 43(E) of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R37AB)

- 69 You must apply to us for approval of a strategy for re-use of canal-related archaeology, which would otherwise be disposed of or destroyed, within the landscaping scheme. You must not remove these archaeological deposits from the site until we have approved what you have sent us. You must then carry out the landscaping work according to the approved strategy prior to occupation of any part of the development (unless otherwise agreed in writing by us) and thereafter retain these features.

Reason:

To improve the appearance of the development as set out in S38 of Westminster's City Plan (November 2016), ENV 16, ENV 17 and DES 1 (A) of our Unitary Development Plan that we adopted in January 2007 and Policy 34 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R30AC)

- 70 You must apply to us for approval of samples of the materials used in the hard landscaping for each phase within the outline component. You must not start work on the relevant part of the development until we have approved what you have sent us for that phase. You must then carry out the work according to these details.

Reason:

To improve the appearance of the development and the local environment, as set out in S38 of Westminster's City Plan (November 2016), ENV 16, ENV 17 and DES 1 (A) of our Unitary Development Plan that we adopted in January 2007 and Policy 34 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R30AC)

- 71 The design and structure of the development shall be of such a standard that it will protect residents within it from existing external noise so that they are not exposed to levels indoors of more than 35 dB LAeq 16 hrs daytime and of more than 30 dB LAeq 8 hrs in bedrooms at night.

Reason:

To ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise as set out in ENV6 (4) and paragraphs 9.84 to 9.87 of our Unitary Development Plan that we adopted in January 2007 and Policy 33 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R49AA)

- 72 You must apply to us for approval of details of the sound insulation measures and a

supplementary acoustic report to demonstrate that the residential units within the development will comply with the Council's noise criteria set out in Condition 71 of this permission. You must not start work on this part of the development until we have approved in writing what you have sent us. You must then carry out the work according to the details approved before the residential units are occupied and thereafter retain and maintain the sound insulation

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016) and Policy 33 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021), by contributing to reducing excessive ambient noise levels. (R51AB)

- 73 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 0.26 m/s (1.75) 8 hour night-time as defined by BS 6472 (2008) in any part of a residential and other noise sensitive property.

Reason:

To ensure that the development is designed to prevent structural transmission of noise or vibration as set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007 and to prevent adverse effects as a result of vibration on the noise environment in accordance with Policy 33 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R48AA)

- 74 The design and structure of the development shall be of such a standard that it will protect noise sensitive properties within the development and adjoining residential dwellings from ground borne noise from the transmission of train operations so that they are not exposed to levels indoors of more than 35 dB LASMAx within habitable rooms during the day and night.

Reason:

To ensure that the development is designed to prevent structural transmission of ground borne noise from the railway as set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007 and to prevent adverse effects as a result of vibration on the noise environment in accordance with Policy 33 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R48AA)

- 75 You must apply to us for approval of the vibration isolation measures and a Noise Assessment Report to demonstrate that the measures will be sufficient to protect residential from vibration transmission and ground borne noise from the road and railway and that the development will comply with the Council's criteria set out in Conditions 73 and 74 of this permission. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the development in

accordance with the details approved prior to occupation.

Reason:

To ensure that the development is designed to prevent structural transmission of ground borne noise from the railway as set out in ENV6 (2) and (6) of our Unitary Development Plan that we adopted in January 2007 and to prevent adverse effects as a result of vibration on the noise environment in accordance with Policy 33 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R48AA)

- 76 (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 a value of 10 dB below the minimum external background noise, 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 by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., , (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 15 dB below the minimum external background noise, 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 by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum., , (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 approval by the City Council. Your submission of a noise report must include:, (a) A schedule of all plant and equipment that formed part of this application;, (b) Locations of the plant and machinery and associated: ducting; attenuation and damping equipment;, (c) Manufacturer specifications of sound emissions in octave or third octave detail;, (d) The location of most affected noise sensitive receptor location and the most affected window of it;, (e) Distances between plant & equipment and receptor location/s and any mitigating features that may attenuate the sound level received at the most affected receptor location;, (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 at its lowest during hours when the plant and equipment will operate. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;, (g) The lowest existing L A90, 15 mins measurement recorded under (f) above;, (h) Measurement evidence and any calculations demonstrating that plant and equipment complies with the planning condition;, (i) The proposed maximum noise level to be emitted by the plant and equipment.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016) and Policy 33 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021), 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. (R46AB)

- 77 You must apply to us for approval of details of a supplementary acoustic report demonstrating that the plant installed as part of this development will comply with the Council's noise criteria as set out in conditions 76 of this permission. You must not start work on this part of the development until we have approved in writing what you have sent us.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels, and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007, so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016) and Policy 33 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021), by contributing to reducing excessive ambient noise levels. (R51AB),

- 78 (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 Class A1-A4, D1 and B1 use hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, 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 by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm,, and shall be representative of the activity operating at its noisiest., , (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 Class A1-A4, D1 and B1 use hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, 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 by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the permitted hours of use. The activity-specific noise level should be expressed as LAeqTm, and shall be representative of the activity operating at its noisiest., , (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 approval by the City Council. Your submission of a noise report must include:, (a) The location of most affected noise sensitive receptor location and the most affected window of it;, (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;; (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 at its lowest during the permitted hours of use. This acoustic survey to be conducted in conformity to BS 7445 in respect of measurement methodology and procedures;; (d) The lowest existing LA90, 15 mins measurement recorded under (c) above;; (e) Measurement evidence and any calculations demonstrating that the activity complies with the planning condition;; (f) The proposed maximum noise level to be emitted by the activity.

Reason:

Because existing external ambient noise levels exceed WHO Guideline Levels and as set out in ENV 6 (1), (6) and (8) and ENV 7 (A)(1) of our Unitary Development Plan that we adopted in January 2007 (UDP), so that the noise environment of people in noise sensitive properties is protected, including the intrusiveness of tonal and impulsive sounds; and as set out in S32 of Westminster's City Plan (November 2016) and Policy 33 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021), 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. (R47AB)

- 79 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. , , The design of the separating wall and/or floor 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 & LFMax in the octave bands of 63 Hz & 125 Hz.

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 in ENV6 and paragraph 9.76 of our Unitary Development Plan that we adopted in January 2007 and Policy 33 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R49BA)

- 80 You must apply to us for approval of sound insulation measures and a Noise Assessment Report to demonstrate that the sound insulation will be sufficient to protect residential from break-out of internal activity noise and that the development will comply with the Council's noise criteria set out in Conditions 78 and 79 of this permission. You must not start work on this part of the development until we have approved what you have sent us. You must then carry out the work according to the details approved before the residential units are occupied and thereafter retain and maintain.

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 in ENV6 and paragraph 9.76 of our Unitary Development Plan that we adopted in January 2007 and Policy 33 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R49BA)

- 81 (1) Noise emitted from the emergency plant and generators hereby permitted shall not increase the minimum assessed background noise level (expressed as the lowest 24 hour LA90, 15 mins) by more than 10 dB one metre outside any premises., , (2) The emergency plant and generators hereby permitted may be operated only for essential testing, except when required by an emergency loss of power., , (3) Testing of emergency plant and generators hereby permitted may be carried out only for up to one hour in a calendar month, and only during the hours 09.00 to 17.00 hrs Monday to Friday and not at all on public holidays.

Reason:

As set out in S32 of Westminster's City Plan (November 2016), ENV 7 (B) of our Unitary Development Plan that we adopted in January 2007 and Policy 33 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). Emergency energy generation plant is generally noisy, so a maximum noise level is required to ensure that any disturbance caused by it is kept to a minimum and to ensure testing is carried out for limited periods during defined daytime weekday hours only, to prevent disturbance to residents and those working nearby. (R50AB)

- 82 A scheme of mechanical ventilation cooling to prevent overheating when the windows are closed (unless a passive solution is demonstrated) shall be provided to the residential properties. Details of the mechanical ventilation cooling system must be submitted to and approved by the Local Planning Authority prior to the occupation of the residential units. The mechanical ventilation cooling system installed shall ensure that the internal noise levels of the residential units do not exceed the noise levels specified in condition 66 of this permission. The scheme must demonstrate compliance with the current Technical Memorandum produced by CIBSE and should incorporate air quality filtration to ensure that the air quality national objectives are met. The approved scheme shall be installed and permanently maintained.

Reason:

To ensure that design, structure and acoustic insulation of the development will provide sufficient protection for residents of the development from the intrusion of external noise as set out in ENV6 (4) and paragraphs 9.84 to 9.87 of our Unitary Development Plan that we adopted in January 2007 and Policy 33 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R49AA)

- 83 You must apply to us for approval of details of a Low Emission Strategy for each phase of development. The Strategy shall detail the measures that will be taken to achieve a reduction in emissions of NOx and PM10, and the selected solutions should have the least impact on local emissions of NOx and PM10. You must not commence development of the relevant phase of development until we have approved what you

have sent us. You must carry out the Low Emission Strategy in full and retain it thereafter. No part of the development shall be occupied other than in accordance with the approved Low Emission Strategy.,

Reason:

To comply with the requirements of the NPPF and Policy S11 of the London Plan (2021) in ensuring that effects upon air quality in the area are minimised.

- 84 No phase of the development or plot within the outline component shall be commenced (save for demolition and site clearance works) until a scheme for the enhancement of biodiversity scheme have been submitted to and approved in writing by the City Council as local planning authority. The scheme of enhancements shall be implemented in accordance with the approved details and thereafter so retained. ,

Reason:

To increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007 and Policy 34 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R43CB)

- 85 You must apply to us for approval of details of the number, location and appearance (where applicable) of the following biodiversity features within Phase 1:,

- i. Bird boxes,
- ii. Bat boxes,
- iii. Wildlife habitats within the soft landscaped areas such as log piles/flat stones provided as insect breeding and refuge areas, ,

You must not start any work on this part of the development until we have approved in writing what you have sent us. You must carry out this work according to the approved details prior to occupation of the residential units. Thereafter the biodiversity features shall be retained.

Reason:

To increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007 and Policy 34 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R43CB)

- 86 No phase of the development relating to Blocks 1, 2, 3, and 4, within the outline component shall be commenced (save for demolition and site clearance works) until details of the biodiversity living roofs habitats have been submitted to and approved in writing by the City Council as local planning authority. The biodiversity living roof details shall include:,

- i. - a depth of a range between 100 to 150mm of substrate,;
- ii. - details on the diversity of substrate depth across the roof to provide contours of

substrate. This could include substrate mounded in areas with the greatest structural support to provide a variation in habitat;,
 iii.-details on the diversity in substrate type and sizes;,
 iv. details on bare areas of substrate to allow self-colonisation of local windblown seeds and the opportunity for solitary bees to nest;,
 iv. details on the range of native species of wildflowers and herbs planted to benefit native wildlife (it is recommended that this be seeded and plug planted). ,
 v. locations of log piles/flat stones provided as insect breeding and refuge areas;,
 vi. details of the management regime to be employed on the roof.,

The biodiversity features required by this condition shall be completed and managed in accordance with the approved details prior to the occupation of relevant plots within the outline component and thereafter retained as such. (see informative 13)

Reason:

To increase the biodiversity of the environment, as set out in S38 of Westminster's City Plan (November 2016) and ENV 17 of our Unitary Development Plan that we adopted in January 2007 and Policy 34 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R43CB)

- 87 **Pre Commencement Condition.**, No development shall take place within the outline component of the development until a Circular Economy Statement has been submitted to and approved in writing by the Local Planning Authority for each phase or plot within. ,
 , The phases within the outline component and any plot within, shall not be implemented other than in accordance with the approved details, and thereafter be maintained.

Reason:

To reduce waste and support the circular economy in accordance with Policy SI 7 of the London Plan (2021).

- 88 You must submit an addendum to the Final Equalities Impact Assessment Report as part of each subsequent reserved matters application. The addendum will refresh the Equalities Impact Assessment submitted with the application and update the current position on how the identified impacts have been assessed, monitored and/or resolved. ,
 , You must submit an update on the how the 'Action List' provided in the Final Equalities Impact Assessment Report continues to be implemented. An update to support each subsequent RMA is required.

Reason:

To make sure that the development provides the environmental sustainability features included in your application as set out in S28 or S40, or both, of Westminster's City Plan (November 2016) and Policies 36 and 38 of the City Plan 2019 - 2040: Intend to Adopt version (March 2021). (R44AC)

Informative(s):

- 1 In dealing with this application the City Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies in Westminster's City Plan (November 2016), Unitary Development Plan, neighbourhood plan (where relevant), supplementary planning documents, planning briefs and other informal written guidance, as well as offering a full pre application advice service, in order to ensure that applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant at the validation stage.

- 2 This permission is governed by a unilateral undertaking under Section 106 of the Town and Country Planning Act 1990. The undertaking relates to:
 - a) Provision of 142 x affordable housing units within the detailed area (Blocks 7 and 8) made up of 98 x social rent tenure and 44 x intermediate tenure (comprising 28 London Living Rent units and 16 Intermediate Ownership Units. The market units within Blocks 7 and 8 not to be occupied until all 142 affordable housing units are ready for occupation. The obligation to be subject to an early and late stage review.,
 - b) Provision of a minimum of 50% affordable housing when measured in habitable rooms Masterplan wide. Of those affordable habitable rooms across the Masterplan that are an uplift against the existing provision, 60-70% should be provided as intermediate and 30-40% should be provided as social rent. The market units within each subsequent phase not to be occupied until all affordable housing units are ready for occupation. The obligation to be subject to an early, mid and late stage review.,
 - c) Undertaking of highways works on Ebury Bridge Road for each phase of development including access, parking bays, bus stop relocation and associated traffic management orders.,
 - d) A Walkways Agreement to safeguard a publicly accessible route through the site.,
 - e) An Employment and Skills Plan and a contribution of £190,993.96 (index linked) to support the Westminster Employment Service including measures for Ebury residents (payable on a pro rata basis and submitted prior to the commencement of the relevant phase of development),
 - f) Car club membership for the occupiers of all residential units for a period of 25 years.,
 - g) The space for a Cycle Hire Docking Station extension within the private public realm (not on highway) at a location to be agreed with the City Council and TfL, to provide before first occupation of the adjoining building and retain for the life of the development.,
 - h) Provision of a minimum of 2 car club spaces to be provided within the site and made available to a car club operator at no cost to them prior to occupation of the phase within which they are located.,
 - i) The dedication of part of the site on Ebury Bridge Road as public highway prior to first occupation of the relevant phase of development.,
 - j) Payment of £282,928 (index linked) towards the City Council's Carbon Off Set fund for the detailed area (payable prior to commencement of development).,
 - k) An updated energy plan for the outline area to be submitted prior to commencement of relevant phase of development. Where a net zero-carbon shortfall for any individual building with a development phase is identified, the carbon offset contribution is required to be paid prior to commencement of the relevant phase.,
 - l) The long term retention, access to and maintenance of any play space within the development.,

- m) The provision of a 158sqm (minimum) community space facility to be provided within the relevant phase of development. The space to be provided in perpetuity at a peppercorn rent and made ready for occupation prior to occupation of market units within the same phase of development.,
- n) The costs of monitoring the S106 unilateral undertaking .
- 3 Transport for London is prepared to provide to information about the proposed location of the Crossrail 2 tunnels and structures. It will supply guidelines about the design and location of third party structures in relation to the proposed tunnels, ground movement arising from the construction of the tunnels and noise and vibration arising from the construction and use of the tunnels. Applicants are, encouraged to discuss these guidelines with the Crossrail 2 engineer in the course of preparing detailed design and method statements.
 - 4 In accordance with the requirements outlined in Policy D12 (part B,1-6) of the London Plan (2021) the Fire Strategy shall include: construction methods and materials; means of escape for all building users; fire safety features, which reduce the risk to life; access for fire service personnel and equipment; access within the site for fire appliances; and how potential future modifications to the building will take into account, and not comprise, the base build fire safety and protection measures. Where lifts are installed, a minimum of one lift per core (or more subject to capacity assessments) should be secured as a suitably sized fire evacuation lift; this should be suitable for use to evacuate people who require level access from the building and should be addressed and secured within the revised fire statement
 - 5 The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
 - 6 Due to the close proximity of the proposed works to Network Rail's land and the operational railway, you are advised to contact Network Rail's Asset Protection and Optimisation (ASPRO) team via AssetProtectionLondonSouthEast@networkrail.co.uk prior to works commencing who will ensure the works can be completed safely.
 - 7 The fire statements for future phases of the outline scheme should clearly address (in appropriate sections) the requirements outlined in Policy D12 (part B,1-6) of the London Plan (2021) including: construction methods and materials; means of escape for all building users; fire safety features, which reduce the risk to life; access for fire service personnel and equipment; access within the site for fire appliances; and how potential future modifications to the building will take into account, and not comprise, the base build fire safety and protection measures. , , Policy D5(b) of the London Plan (2021) sets out that, in all developments where lifts are installed, a minimum of one lift per core (or more subject to capacity assessments) should be secured as a suitably sized fire evacuation lift; this should be suitable for use to evacuate people who require level access from the building and should be addressed and secured within the revised fire statement

- 8 The Delivery and Servicing Plan must state that all servicing for elements of the development, including waste collection, will be off-street., and Blocks 1-4 will provide internal access to all retail units, including those fronting Ebury Bridge Road., - ,
- 9 All gates and bollards must be set back a minimum of 10.0 metres from the highway boundary to allow a vehicle (including servicing vehicles) to wait off-street and not obstruct pedestrian movement. The design of the vehicle access should allow for separate entry and exit of vehicles.,
- 10 The car park management details that form part of the Estate Management Strategy should include (but not limited to) the following details: management, allocation, enforcement, maintenance and compliance with TfL 'Guidance on car parking management and car park design'.
- 11 The development for which planning permission has been granted has been identified as potentially liable for payment of both the Mayor of London and Westminster City Council's Community Infrastructure Levy (CIL). Further details on both Community Infrastructure Levies, including reliefs that may be available, can be found on the council's website at: , www.westminster.gov.uk/cil, , Responsibility to pay the levy runs with the ownership of the land, unless another party has assumed liability. If you have not already you must submit an **Assumption of Liability Form immediately**. On receipt of this notice a CIL Liability Notice setting out the estimated CIL charges will be issued by the council as soon as practicable, to the landowner or the party that has assumed liability, with a copy to the planning applicant. You must also notify the Council before commencing development using a **Commencement Form**, , CIL forms are available from the planning on the planning portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil, , Forms can be submitted to CIL@Westminster.gov.uk, , **Payment of the CIL charge is mandatory and there are strong enforcement powers and penalties for failure to pay, including Stop Notices, surcharges, late payment interest and prison terms.**
- 12 The works to the highway shown on the approved drawings are indicative only and will ultimately require approval from our Highways team and may also require a S278 Agreement.
- 13 Condition 88 of this permission requires the submission of detailed information with regard the green roof systems within the development. You are advised that the Council will expect this to be an intensive green roof system and not a sedum roof system as an intensive green roof will have additional biodiversity benefits.

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.