

GREATER LONDON AUTHORITY
Development, Enterprise and Environment

Greg Smith
Avison Young
65 Gresham Street
London EC2V 7NQ

GLA ref: GLA/4266/06
RBKC application ref: PP/18/03461
Date: 21 June 2019

Dear Mr Smith,

Town & Country Planning Act 1990 (as amended); Greater London Authority Acts 1999 and 2007; Town & Country Planning (Mayor of London) Order 2008

Holiday Inn, Kensington Forum Hotel, 97-109 Cromwell Road, LONDON, SW7 4DN
GLA reference: GLA/4266
Royal Borough of Kensington & Chelsea reference: PP/18/03461
Applicant: Queensgate Bow UK Holdco Ltd

GRANT OF PLANNING PERMISSION SUBJECT TO PLANNING CONDITIONS AND PRIOR WRITTEN CONCLUSION OF A SECTION 106 AGREEMENT

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

“Comprehensive redevelopment and erection of a part 30, part 22 and part 9 storey building comprising hotel bedrooms and serviced apartments (Class C1) with ancillary bar, restaurants, conferencing and dining areas, leisure facilities and back of house areas; residential accommodation (Class C3); with associated basement, energy centre, plant, car parking, cycle parking, refuse stores, servicing areas; associated highway works and creation of new publicly accessible open space with associated hard and soft landscaping.”

At: Holiday Inn, Kensington Forum Hotel, 97-109 Cromwell Road, LONDON, SW7 4DN

Subject to the following conditions and reasons for conditions:

1. Time limit

The development to which this permission relates must be commenced no later than three years from the date of this permission.

Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Compliance with Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

| Existing plans and drawings | |
|---|---|
| 10106-A-DRG-Z0-G100-0000-PL_REV A Site Plan – Site Boundary | 10106-A-DRG-Z0-G100-4000-PL Context Elevation - Existing - North |
| 10106-A-DRG-Z0-G100-2000-PL Site Plan - Existing | 10106-A-DRG-Z0-G100-4001-PL Context Elevation - Existing - East |
| 10106-A-DRG-Z0-G100-4002-PL Context Elevation - Existing - South | 10106-A-DRG-Z0-G100-4003-PL Context Elevation - Existing - West |
| Proposed drawings | |
| Space Matrix | |
| 10106-A-DRG-Z0-F100-2000-PL_REV A Building Plans Matrix (Page 1 of 2) | 10106-A-DRG-Z0-F100-2001-PL_REV A Building Plans Matrix (Page 2 of 2) |
| Sections | |
| 10106-A-DRG-Z2-G200-3001-PL_REV A GA Section AA | 10106-A-DRG-Z2-G200-3002-PL_REV A GA Section BB |
| 10106-A-DRG-Z2-G200-3003-PL_REV A GA Section CC | 10106-A-DRG-Z2-G200-3004-PL_REV A GA Section DD |
| 10106-A-DRG-Z2-G200-3005-PL_REV A GA Section EE | |
| GA Building Plans | |
| 10106-A-DRG-Z2- G200-2100-PL Rev B Level B1 Plan | 10106-A-DRG-Z2-G200-2101-PL Rev B Level B2 Plan |
| 10106-A-DRG-Z2-G200-2000-PL Rev B Level 00 Plan | 10106-A-DRG-Z2-G200-2000MZ-PL Rev B Level 00 Mezz Plan |
| 10106-A-DRG-Z2-G200-2001-PL Rev A Level 01 Plan | 10106-A-DRG-Z2-G200-2002-PL Rev A Level 02 Plan |
| 10106-A-DRG-Z2-G200-2003-PL Rev A Level 03 Plan | 10106-A-DRG-Z2-G200-2004-PL Rev A Level 04 Plan |
| 10106-A-DRG-Z2-G200-2005-PL Rev A Level 05 Plan | 10106-A-DRG-Z2-G200-2006-PL Rev A Level 06 Plan |
| 10106-A-DRG-Z2-G200-2007-PL Rev A Level 07 Plan | 10106-A-DRG-Z2-G200-2008-PL Rev A Level 08 Plan |

| | |
|--|--|
| 10106-A-DRG-Z2-G200-2009-PL Rev A Level 09 Plan | 10106-A-DRG-Z2-G200-2010-PL Rev A Level 10 Plan |
| 10106-A-DRG-Z2-G200-2011-PL Rev A Level 11-15 Plan | 10106-A-DRG-Z2-G200-2016-PL Rev A Level 16-19 Plan |
| 10106-A-DRG-Z2-G200-2020-PL Rev A Level 20 Plan | 10106-A-DRG-Z2-G200-2021-PL Rev A Level 21 Plan |
| 10106-A-DRG-Z2-G200-2022-PL Rev A Level 22 Plan | 10106-A-DRG-Z2-G200-2023-PL Rev A Level 23-26 Plan |
| 10106-A-DRG-Z2-G200-2027-PL Rev A Level 27 Plan | 10106-A-DRG-Z2-G200-2028-PL Rev A Level 28 Plan |
| 10106-A-DRG-Z2-G200-2029-PL Rev A Level 29 Plan | 10106-A-DRG-Z2-G200-2030-PL Rev A Level 30 Plan |
| 10106-A-DRG-Z2-G200-2031-PL Rev A Roof Plan | 10106-A-DRG-Z0-G100-2001-PL Rev A Site Plan - Proposed |
| Plan Layouts | |
| 10106-A-DRG-Z2-F200-2001-PL_REV A Typical Affordable Residential Layout Plans | 10106-A-DRG-Z2-F200-2002-PL_REV A Typical Wheelchair Accessible Residential Layouts |
| 10106-A-DRG-Z2-F200-2101-PL Typical Hotel Layout Plans (Page 2) | 10106-A-DRG-Z2-F200-2102-PL Typical Hotel Wheelchair Accessible Layout Plans |
| 10106-A-DRG-Z2-F200-2201-PL Typical Serviced Apartment Layout Plans | 10106-A-DRG-Z2-F200-2202-PL Typical Serviced Apartment Wheelchair Accessible Layouts |
| 10106-A-DRG-Z2-F200-2100-PL Typical Hotel Layout Plans (Page 1) | |
| | |
| Elevations | |
| 10106-A-DRG-Z2-G200-4000-PL_REV A North Elevation – Cromwell Road | 10106-A-DRG-Z2-G200-4001-P_REV A West Elevation – Ashburn Gardens |
| 10106-A-DRG-Z2-G200-4002-PL_REV A East Elevation – Ashburn Place | 10106-A-DRG-Z2-G200-4003-PL_REV A South Elevation - Courtfield Road |
| 10106-A-DRG-Z0-G100-4004-PL_REV A Context Elevation – Proposed – North | 10106-A-DRG-Z0-G100-4005-PL_REV A Context Elevation – Proposed – East |
| 10106-A-DRG-Z0-G100-4006-PL_REV A Context Elevation – Proposed – South | 10106-A-DRG-Z0-G100-4007-PL_REV A Context Elevation – Proposed – West |

| Detailed Façade Studies – Rendered Elevation/Plan/Section | |
|---|---|
| 10106-A-DRG-Z0-G251-5100-PL_Rev A Podium - Typical Conference Room Elevation | 10106-A-DRG-Z0-G251-5101-PL_Rev A Podium - Double Height Glazed Façade to Hotel Lobby |
| 10106-A-DRG-Z0-G251-5102-PL_Rev A Podium - Glazed Façade to Cromwell Road Restaurant | 10106-A-DRG-Z0-G251-5103-PL_Rev A Podium - Glazed Façade to Garden Restaurant |
| 10106-A-DRG-Z0-G251-5104-PL_Rev A Podium - Hotel Conservatory | 10106-A-DRG-Z0-G251-5105-PL_Rev A Podium - Hotel Entrance |
| 10106-A-DRG-Z0-G251-5106-PL Podium - Coach Drop-Off Frontage | 10106-A-DRG-Z0-G251-5107-PL Podium - Loading Bay Entrance |
| 10106-A-DRG-Z0-G251-5108-PL Podium - Residential Attic Storey | 10106-A-DRG-Z0-G251-5200-PL_Rev A Towers - Typical Serrated Bay Windows |
| 10106-A-DRG-Z0-G251-5201-PL_Rev A Towers - Cromwell Road Staggered Bay Windows | 10106-A-DRG-Z0-G251-5202-PL_Rev A Towers - Executive Lounge |
| 10106-A-DRG-Z0-G251-5300-PL_Rev A Courtfield Road - Typical Level Bays and Winter Gardens | 10106-A-DRG-Z0-G251-5301-PL_Rev A Courtfield Road - Upper Level Recessed Facade |
| 10106-A-DRG-Z0-G251-5302-PL_Rev A Courtfield Road - West Elevation Residential | 10106-A-DRG-Z0-G251-5303-PL_Rev A Courtfield Road - East Elevation Residential |
| 10106-A-DRG-Z0-G251-5304-PL_Rev A Courtfield Road - Ground Floor | 10106-A-DRG-Z0-G251-5400-PL_Rev A Typical Soffit Details |
| Landscape Drawings | |
| ExA_1754_P_100_REV B Landscape General Arrangement Plan Level 00 | ExA_1754_P_102_REV A Landscape General Arrangement Plan Level 09 |
| ExA_1754_P_201_REV A Planting Plan Trees Sheet 1 of 4 | ExA_1754_P_202_REV A Planting Plan Trees Sheet 2 of 4 |
| ExA_1754_P_203_REV A Planting Plan Trees Sheet 3 of 4 | ExA_1754_P_204_REV B Planting Plan Trees Sheet 4 of 4 |
| EXA_1754_P_205_REV A Planting Plan Shrubs + Herbaceous 1 of 8 | EXA_1754_P_206_REV A Planting Plan Shrubs + Herbaceous 2 of 8 |
| EXA_1754_P_207_REV A Planting Plan Shrubs + Herbaceous 3 of 8 | EXA_1754_P_208_REV A Planting Plan Shrubs + Herbaceous 4 of 8 |
| EXA_1754_P_209_REV A Planting Plan Shrubs + Herbaceous 5 of 8 | EXA_1754_P_210_REV B Planting Plan Shrubs + Herbaceous 6 of 8 |
| EXA_1754_P_211_REV A Planting Plan Shrubs + Herbaceous 7 of 8 | EXA_1754_P_212_REV A Planting Plan Shrubs + Herbaceous 8 of 8 |
| EXA_1754_P_213_REV A Planting Plan Bulbs + Hedges 1 of 6 | EXA_1754_P_214_REV A Planting Plan Bulbs + Hedges 2 of 6 |

| | |
|---|--|
| EXA_1754_P_215_REV A Planting Plan Bulbs + Hedges 3 of 6 | EXA_1754_P_216_REV A Planting Plan Bulbs + Hedges 4 of 6 |
| EXA_1754_P_217_REV A Planting Plan Bulbs + Hedges 5 of 6 | EXA_1754_P_218_REV B Planting Plan Bulbs + Hedges 6 of 6 |
| EXA_1754_P_221_REV B Planting Plan Schedule 1 of 2 | EXA_1754_P_222_REV B Planting Plan Schedule 2 of 2 |
| ExA_1754_P_500_REV A Typical Sections and Elevations | ExA_1754_P_230_REV A Planting Plan Level 09 Trees |
| ExA_1754_P_231_REV A Planting Plan Level 09 Shrubs + Herbaceous | |
| Supporting documents | |
| Title | Date |
| Cover Letter | April 2019 |
| Revised Planning Application Form | April 2019 |
| CIL Form | April 2019 |
| Environmental Statement Non-Technical Summary | June 2018 |
| Environmental Statement Volume I (Main Report) | June 2018 |
| Environmental Statement Volume II (Townscape, Visual and Heritage Impact Assessment) | June 2018 |
| Environmental Statement Volume III (Technical Appendices) | June 2018 |
| Addendum Environmental Statement Non-Technical Summary | April 2019 |
| Addendum Environmental Statement Volume I (Main Report) | April 2019 |
| Addendum Environmental Statement Volume II (Townscape, Visual and Heritage Impact Assessment) | April 2019 |
| Addendum Environmental Statement Volume III (Technical Appendices) | April 2019 |
| Design and Access Statement | June 2018 |
| Design and Access Statement Addendum | April 2019 |
| Planning Statement | June 2018 |

| | |
|--|------------|
| Waste Management Strategy | April 2019 |
| Internal Daylight Assessment | June 2018 |
| Internal Daylight Assessment Addendum | April 2019 |
| Energy Statement | June 2018 |
| Energy Statement Addendum | April 2019 |
| Transport Assessment | April 2019 |
| Basement Construction Method Statement Letter of Conformity | April 2019 |
| Flood Risk Assessment Letter of Conformity | April 2019 |
| Hotel Market Overview Report | June 2018 |
| Basement Impact Assessment | June 2018 |
| Draft Open Space Management Plan | June 2019 |
| Statement of Community Involvement | June 2018 |
| Sustainability Statement | June 2018 |
| Arboriculture Assessment | June 2018 |

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the application as assessed in accordance with Local Plan Policies and Policy 1.1 of the London Plan (2016).

3. Approval of Materials and Detailing

No development shall commence (save for demolition, below ground works and temporary works) until full particulars of the following shall have been submitted to (with material samples provided on site where appropriate) and approved in writing by the Local Planning Authority and the development shall not be completed otherwise than in accordance with the details so approved, and so maintained thereafter:

- a. Samples, including sample panels, provided and retained for inspection on site showing the main material finishes for the windows, doors, louvres and other metalwork for (1) residential building, (2) podium, and (3) towers;
- b. Samples, including sample panel provided and retained for inspection on site of precast stonework for the elevations, confirming quality and finish of precast stone, unit size, mortar and pointing, and joints between panels;
- c. Details of the hotel conservatory;
- d. Details of winter gardens to podium building and to residential building showing glazing, fixings, reveals and appropriate finishes of internal walls and soffit;

- e. Details of typical window openings (including side panels, ventilation, reveals);
- f. Details of balustrades to Juliet balconies and terraces at upper floor levels;
- g. Details of plant, lift overrun, screening and enclosures at all roof levels;
- h. Detailed finishes of soffits to building cantilevers;
- i. Details of any lighting to the external facades, including the porte-cochere;
- j. Details of the screening to the rooftop plant rooms.
- k. Details of green walls and green roofs to residential building showing build-up and species;
- l. Details and sample of glass fins with fritted metalwork on the east and west elevations.

All details should be submitted at 1:10 or 1:20 scale.

Reason: To ensure a satisfactory standard of external appearance, in accordance with RBKC Consolidated Local Plan Policy CL2 and London Plan Policy 7.6.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

4. Garden Square Design Details

Notwithstanding Condition 2, no development shall commencement until full particulars of the following shall have been submitted to (with material samples provided on site where appropriate) and approved in writing by the Local Planning Authority and the development shall not be completed otherwise than in accordance with the details so approved, and so maintained thereafter:

- a. Railings, low plinth walls, gates (to be inward opening), and thresholds to the garden square (to be traditionally designed);
- b. Entranceway and landscaping to garden square to incorporate arrangements for level access at entry points;
- c. Seating, bins, CCTV, lighting and any other structures or furniture;
- d. Design of pavilion structure including roof and drainage details, picture window opening, fountain and seating, and any lighting;
- e. Design of new public art and any associated plinth and lighting; and
- f. provision for maintaining public access.

All details should be submitted at a scale of 1:5 or 1:20 or as appropriate.

Reason: To accord with the development plan by ensuring these elements: are of the highest architectural and urban design quality, maintain the architectural and landscape quality of the scheme, and contribute positively to the townscape. To accord with policies CR5, CR6, CL1, CL2 and CL11 of the Consolidated Local Plan and London Plan Policies 7.5 and 7.6.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

5. Ground Floor Design Details

Notwithstanding Condition 2, No development shall commence (save for demolition, below ground works and temporary works), until full particulars of the following shall have been submitted to (with material samples provided on site where appropriate) and approved in writing by the Local Planning Authority and the development shall not be completed otherwise than in accordance with the details so approved, and so maintained thereafter:

- a. Design of public realm works, including landscaping of porte-cochere onto Ashburn Place, drop-off forecourt/plaza on northwest corner, and area between residential front gardens and garden square on Courtfield Road;
- b. Details of entranceways (including doors and any surrounds and canopy structures) to (1) communal residential entrances, (2) hotel main entrance, (3) hotel foyer entrances (Ashburn Place and Gardens), (4) restaurant entrance onto Cromwell Road, and (5) servicing entrances, including car lift, service bay, substation, bin/bike stores and emergency egress;
- c. Details of curtain wall glazing and shop fronts to podium building, including joints at facade corners and any manifestations for DDA compliance, and showing visual transparency of foyer with views through from Ashburn Place to garden square;
- d. Railings and thresholds to the residential building which shall have an appropriate domestic finish and detailing; and
- e. Detailed elevation drawings at scale 1:20 of the treatment and finish of the ground floor residential block, including brickwork, windows and planting screens.

All details should be submitted at an appropriate scale.

Reason: To ensure a satisfactory standard of external appearance and high quality architecture, in accordance with RBKC Consolidated Local Plan Policy CL2 and London Plan Policy 7.6.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

6. Serviced Apartments Restriction

The serviced apartments as shown on the approved drawings shall be used for the purpose of short-term sleeping accommodation only and shall not be used at any time as permanent residential accommodation, and each stay shall not exceed 90 days and nights.

Reason: To ensure that the proposed serviced apartments remain within hotel use class C1 in accordance with RBKC Consolidated Local Plan Policies CF8, CH1 and CH2 and London Plan Policy 4.5.

7. Demolition and Construction Traffic Management Plan

No development shall commence until a demolition and construction traffic management plan has been submitted to and approved in writing by the local planning authority. The statement should include:

- a. routing of demolition vehicles, including a response to existing or known projected major building works at other sites in the vicinity and local works in the highway;
- b. access arrangements to the site;
- c. the estimated number and type of vehicles per day/week;
- d. details of any vehicle holding area;
- e. details of the vehicle call up procedure;
- f. estimates for the number and type of parking suspensions that will be required;
- g. details of any diversion or other disruption to the public highway during preparation, demolition, excavation and construction work associated with the development;
- h. work programme and/or timescale for each phase of preparation and demolition work associated with the development;
- i. details of measures to protect pedestrians and other highway users from construction activities on the highway;
- j. a strategy for coordinating the connection of services on site with any programme work to utilities upon adjacent land; and,
- k. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, position of nearby trees in the highway or adjacent gardens, pedestrian routes, parking bay suspensions and remaining road width for vehicle movements.

Reason: To minimise the impact of construction works upon highway safety and nearby residents' enjoyment of their properties in accordance with RBKC Basements SPD and Policies CL7, CT1 and CL5 of RBKC Consolidated Local Plan and London Plan Policies 7.15. The development shall be carried out in accordance with the approved Demolition Construction Plan, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the information was not available for consideration as part of the planning application submission.

8. Demolition and Construction Environmental Management and Logistics Plan

The development shall not commence until a demolition and construction management and logistics plan is submitted to and approved in writing by the Local Planning Authority in consultation with TfL. The demolition and construction works shall be carried out in accordance with the details approved.

The plan shall include specific details relating to the construction, logistics and management of all works associated with the proposed development and aim to minimise road vehicle movements, traffic congestion, pollution and adverse amenity impacts. It should be produced in accordance with TfL's latest Construction Logistics Plan Guidance. The plan should include:

- a. Details of the site manager, including contact details (phone, email, postal address) and the location of a large notice board on the site that clearly identifies these details and a 'Considerate Constructors' contact telephone number;
- b. The parking of vehicles of site operatives and visitors;
- c. Loading and unloading of plant and materials;

- d. Storage of plant and materials used in constructing the development;
- e. The erection and maintenance of security hoarding(s) including decorative displays and facilities for public viewing, where appropriate;
- f. Wheel washing facilities;
- g. Measures to control the emission of dust, dirt and emissions to air during construction; such measures to accord with the guidance provided in the document "The Control of Dust and Emissions during construction and demolition", Mayor of London, July 2014;
- h. A scheme for recycling/disposing of waste resulting from demolition and construction works;
- i. The use of efficient construction materials;
- j. Methods to minimise waste, to encourage re-use, recovery and recycling, and sourcing of materials; and a nominated Developer/Resident Liaison Representative with an address and contact telephone number to be circulated to those residents consulted on the application by the developer's representatives. This person will act as first point of contact for residents who have any problems or questions related to the ongoing development; and
- k. Demolition and construction work and associated activities are to be carried out in accordance with the recommendations contained within British Standard 5228:2009, "Code of practice for noise and vibration control on construction and open sites" Parts 1 and 2.

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

Reason: To safeguard the amenity of adjacent residents, to ensure efficient and sustainable operation of the borough's highway system and to safeguard pedestrian and highway safety and to prevent or reduce air pollution during demolition and construction in accordance with Policies CL5, CL7, CT1 and CE6 of RBKC Consolidated Local Plan and London Plan Policies 6.14 and 7.14, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

9. Professional management of engineering works

No development shall commence until a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct.E) has been appointed to supervise the construction works throughout their duration and their appointment confirmed in writing to the Local Planning Authority. In the event that the appointed engineer ceases to perform that role for whatever reason before the construction works are completed those works will cease until a replacement chartered engineer of the afore-described qualification has been appointed to supervise their completion and their appointment confirmed in writing to the Local Planning Authority. At no time shall any construction work take place unless an engineer is at that time currently appointed and their appointment has been notified to the Local Planning Authority in accordance with this condition.

Reason: To safeguard the amenity of neighbouring residential properties and to comply with RBKC Basements SPD, Policy CL7 of the Consolidated Local Plan and London Plan Policy 7.15.

10. Site Waste Management Plan (SWMP)

No development shall commence until a SWMP has been submitted to and approved in writing by the local planning authority. The SWMP shall include the mitigation measures and monitoring commitments set out in Chapter 14 of the Environmental Statement – Volume 1. The development shall be carried out in accordance with the approved details.

Reason: In the interests of sustainable development, in with Policy CE3 of RBKC Consolidated Local Plan and London Plan Policy, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

11. No music audible outside

No music, musical instruments, or loudspeakers shall be played or used within the premises forming the subject of this permission so as to be audible outside the premises.

Reason: To safeguard the amenities of neighbouring residential properties and future occupiers of the development, in accordance with London Plan Policy 7.15 and Policy CL5 of RBKC Consolidated Local Plan.

12. Accessibility and Adaptable Dwellings

In accordance with the submitted accessibility statement 10% of the residential units shall be designed to Building Regulation standard M4(3), with the remaining 90% designed to Building Regulation standard M4(2). Prior to commencement of works on the superstructure, plans demonstrating which of the units will achieve these standards should be submitted to and approved in writing by the Local Planning Authority. None of the specified units shall be occupied until Building Regulations approval has been issued certifying that these criteria have been achieved in respect of those units.

Reason: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible dwellings in accordance with RBKC Consolidated Local Plan Policy CH2 and Policy 3.8 of the London Plan.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

13. Accessibility – Visitor Accommodation

At least 10% of the hotel rooms and serviced apartments shall be wheelchair accessible and designed to the standards required by Building Regulations Approved Document M Vol 2. Prior to commencement of works on the superstructure, plans demonstrating which of the units will achieve these standards should be submitted to and approved in writing by the Local Planning Authority. None of the specified units shall be occupied

until Building Regulations approval has been issued certifying that these criteria have been achieved in respect of those units.

Reason: To ensure that the proposed development meets the Council's Standards for the provision of wheelchair accessible visitor accommodation in accordance with London Plan Policy 4.5.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

14. Events and Non-Events Management Plan

The development shall not be occupied until an events and non-events management plan (EMP) has been submitted and approved in writing by the Local Planning Authority. The use shall be carried out in accordance with the approved Events and Non-Events Management Plan at all times thereafter.

Reason: To ensure the delivery of adequate pick-up/drop-off facilities for the development at peak times and during events and non-events, thereby minimising the impact of hotel operations upon highway safety and nearby residents' enjoyment of their properties in accordance with RBKC Consolidated Local Plan Policies CT1 and CL5 and London Plan Policies 6.3, 6.11, 6.12 and 7.15.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

15. Car Parking Management Plan

Prior to the first occupation of the development, a car parking management plan shall be submitted to and approved in writing by the relevant Local Planning Authority, in consultation with Transport for London, and must include at least the following details:

- a. The proposed allocation of and arrangements for the management of disabled parking bays serving the residential development;
- b. the proposed allocation of and arrangements for the management of parking, including disabled parking bays, for the visitor accommodation development; and
- c. the safety and security measures to be incorporated within the development to ensure the safety of car parking areas.

the car parking shall be provided and managed in accordance with the approved strategy for the life of the development.

Reason: Car parking management must be identified prior to occupation to ensure that sufficient off-street parking areas are provided and appropriately allocated and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway in accordance with RBKC Consolidated Local Plan Policy CT1 and London Plan Policy 6.1 and 6.13.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

16. Delivery and Servicing Management Plan (DSP)

Prior to the occupation of the development a final delivery and servicing management plan (including hours of servicing) shall be submitted to, and approved in writing by the local planning authority and the development shall not be occupied and serviced other than in accordance with the details so approved, and so maintained thereafter.

Reason: In the interest of highway safety in accordance with RBKC Consolidated Local Plan Policy CR7, CT1 and CL5 and London Plan Policies Policy 6.14.

It is necessary to deal with these matters by approval of details, as the information was not available for consideration as part of the planning application submission.

17. Occupier Cycle Parking

Prior to occupation of the development, details of long-stay cycle parking, including space for adaptable cycles and mobility scooters, as well as cyclist changing facilities, shall be submitted to and approved in writing by the relevant Local Planning Authority, in consultation with Transport for London. The scheme shall be implemented in accordance with the approved details and shall be permanently retained thereafter and the cycle facilities used for no other purpose.

Reason: In order to encourage the use of cycling as a sustainable mode of transport, in accordance with RBKC Consolidated Local Plan Policy CT1 and Policy 6.9 of the London Plan.

It is necessary to deal with these matters by approval of details, as the details were not available for consideration as part of the planning application submission.

18. Visitor Cycle Parking

Prior to occupation of the development, details of short-stay cycle parking, including the design and placement, shall be submitted to and approved in writing by the relevant Local Planning Authority, in consultation with Transport for London. The scheme shall be implemented in accordance with the approved details and shall be permanently retained thereafter and the cycle parking used for no other purpose.

Reason: In order to encourage the use of cycling as a sustainable mode of transport, in accordance with RBKC Consolidated Local Plan Policy CT1 and Policy 6.9 of the London Plan.

It is necessary to deal with these matters by approval of details, as the details were not available for consideration as part of the planning application submission.

19. Travel Plan

Within 3 months of occupation of the development, a final Framework travel plan shall be submitted to and approved in writing by the local planning authority and the development shall not be completed and the use carried out otherwise than in accordance with the details so approved, and so maintained thereafter.

Reason: In order to encourage the use of cycling as a sustainable mode of transport, in accordance with RBKC Consolidated Local Plan Policy BR10, Policy CP10 and DC35 and London Plan Policy 6.1 and 6.9.

It is necessary to deal with these matters by approval of details, as the details were not available for consideration as part of the planning application submission.

20. Electric Vehicle Charging Points

Details of electric vehicle charging points, to ensure 100% active provision, shall be submitted to and approved, in writing, by the Local Planning Authority. The charging points shall be installed prior to occupation of any part of the development, and retained permanently thereafter unless otherwise approved, in writing, by the Local Planning Authority.

Reason: In order to encourage the use of cycling as a sustainable mode of transport, in accordance with RBKC Consolidated Local Plan Policy CT1 and Policy 6.13 of the London Plan.

It is necessary to deal with these matters by approval of details, as the details were not available for consideration as part of the planning application submission.

21. Flood Risk Assessment and Drainage Strategy

No development (save for demolition, below ground works and temporary works) shall commence until a revised flood risk assessment and drainage strategy has been submitted to and approved in writing by the local planning authority. The assessment/strategy should include:

- a. The specification and location of suitable pump devices to protect the development against sewer flooding;
- b. Confirmation that the basement levels would be suitably waterproofed to stop groundwater ingress;
- c. Further information about the proposed SuDS, their structure, specification, maintenance and final details, including profile drawings;
- d. Confirmation that the proposed mitigation measures to reduce any flooding from surface water will be implemented:
 1. The re-profiling of the site layout to direct overland flows towards the
 2. proposed SuDS;
 3. The access for the homes to be set to a minimum of 8m AOD and to 7.5m AOD for the external site around the hotel; and
 4. The reduction/slowing of surface water run-off rates through SuDS.
- e. An explanation of how the 5l/s discharge rate would be achieved; and
- f. Confirmation/agreement from Thames Water regarding the acceptability of the proposed total discharge rate (surface water and foul flows) into the combined sewer.

Reason: To reduce the risk of flooding to the proposed development and future occupants, in accordance with Policy CE2 of RBKC Consolidated Local Plan and London Plan Policy 5.12, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the details were not available for consideration as part of the planning application submission.

22. Landscaping, public realm, play space and boundary treatments

A landscaping and public realm scheme for the public and private areas in the development shall be submitted to and approved in writing by the Local Planning Authority, prior to any above ground works.

The detailed plan shall include the following details:

- a. The overall layout, including extent, type of hard and soft landscaping and proposed levels or contours;
- b. the location, species and sizes of proposed trees and tree pit design
- c. details of soft plantings, including any grassed/turfed areas, shrubs and herbaceous areas;
- d. enclosures including type, dimensions and treatments of any walls, fences, screen walls, barriers, railings and hedges;
- e. hard landscaping, including ground surface materials, kerbs, edges, ridge and flexible pavements, unit paving, steps and if applicable, any synthetic surfaces;
- f. street furniture, including type, materials and manufacturer's specification, if appropriate;
- g. details of children's play space equipment and structures, including key dimensions, materials and manufacturer's spec if appropriate;
- h. details of the residential terrace shown at level 09, including the layout, finishes, materials, planting, barriers, lighting, seating and any other furniture;
- i. any other landscaping features forming part of the scheme, including amenity spaces;
- j. a statement setting out how the landscape and public realm strategy provides for disabled access, ensuring equality of access for all, including children, seniors, wheelchairs users and people with visual impairment or limited mobility; and,
- k. a wayfinding and signage strategy.

All landscaping in accordance with the approved scheme shall be completed/planted during the first planting season following practical completion of the development. The landscaping and tree planting shall have a two-year maintenance/watering provision following planting and any trees or shrubs which die within five years of completion of the development shall be replaced with the same species or an approved alternative, to the satisfaction of the Local Planning Authority.

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

Reason: In the interest of biodiversity, sustainability, and to ensure that the landscaping is of high design quality and provides satisfactory standards of visual amenity in accordance with RBKC Consolidated Local Plan Policy CR2 and BR3 and London Plan Policy 7.3, 7.4 and 7.5.

It is necessary to deal with these matters by approval of details, as the details were not available for consideration as part of the planning application submission.

23. Protection of Trees

- a. No development shall commence until full particulars of the method(s) by which all existing trees on the site and adjacent land are to be protected during site preparation, demolition, construction, landscaping, and other operations on the site including erection of hoardings, site cabins, or other temporary structures, shall be submitted to and approved in writing by the local planning authority and the development shall be carried out only in accordance with the details so approved.
- b. Prior to the commencement of work, a pre-commencement meeting shall be held on site and attended by the developer's appointed arboriculture consultant, the manager/foreman, and a representative from the Local Planning Authority (LPA) to discuss details of the working procedures and agree either the precise position of the approved tree protection measures to be installed OR that all tree protection measures have been installed in accordance with the approved tree protection plan.
- c. Prior to commencement of the development (including any ground clearance, tree works, demolition or construction), details of all tree protection monitoring and site supervision by a suitably qualified tree specialist, who will submit written reports back to the Local Authority Tree Officer at intervals agreed in writing, shall be submitted to and approved in writing by the Local Planning Authority.
- d. For the duration of works the tree(s) existing on the site at the date of this permission shall be protected so as to prevent damage above and below ground, and no tree shall be lopped, topped, or felled, or root pruned, without the prior written approval of the local planning authority.

The development thereafter shall be implemented in strict accordance with the approved details.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with RBKC Consolidated Local Plan CR6 and London Plan Policy 7.21.

It is necessary to deal with these matters by approval of details, as the details were not available for consideration as part of the planning application submission.

24. Refuse Storage and Segregation for Recycling

There shall be no occupation of the development until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for immediate use. The facilities shall thereafter be retained for use at all times.

Reason: To protect the amenity of future occupiers and adjoining occupiers and to ensure satisfactory provision for waste storage and management in accordance with RBKC Consolidated Local Plan Policy CL5 and CE5 and London Plan Policy 5.16.

25. Carbon Reduction- Residential

The residential component of the development hereby permitted shall be carbon zero with a minimum 35% reduction in carbon dioxide emissions over Part L of the Building Regulations (2013) secured on site. Where the minimum reduction is not met, a Carbon Offset Payment shall be required and payable to the relevant Council. A certificated Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, confirming that the agreed standards have been met.

Reason: To ensure compliance with the proposed energy strategy in accordance with RBKC Consolidated Local Plan Policy CE2 and London Plan Policy 5.2.

26. Carbon Reduction- Non-Residential

The non-residential component of the development hereby permitted shall achieve as a minimum a 35% reduction in carbon dioxide emissions over Part L of the Building Regulations (2013). Where the minimum reduction is not met, a Carbon Offset Payment shall be required and payable to the relevant Council.

Reason: To ensure compliance with the proposed energy strategy in accordance with RBKC Consolidated Local Plan Policy CE2 and London Plan Policy 5.2.

27. BREEAM

The non-residential component of the development hereby permitted shall achieve a minimum BREEAM rating of Excellent. Each building forming part of the permission shall obtain a Post Construction Review Certificate certifying that a BREEAM rating of Excellent has been achieved within three months of first occupation.

Reason: To ensure that the proposed development is constructed in an environmentally sustainable manner and in accordance with RBKC Consolidated Local Plan Policy CE1 and London Plan Policies 5.2.

28. Water Efficiency

The development shall achieve an internal residential water use below 105L/person/day. Prior to first occupation of the building(s) evidence (schedule of fittings and manufacturer's literature) should be submitted to the Local Planning Authority and approved in writing to show that the development has been constructed in accordance with the approved internal water use calculations.

Reason: In the interests of sustainable development and in accordance with London Plan Policies 5.3 and 5.15 and RBKC Consolidated Local Plan Policy CE1, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the details were not available for consideration as part of the planning application submission.

29. Compliance with Energy Strategy

Within three months of first occupation, a certificated Post Construction Review, or other verification process agreed with the Local Planning Authority, shall be provided, to demonstrate that the agreed standards set out in the Energy Strategy (April 2019) (or any relevant revised Strategy or Energy Addendum that has been approved by the relevant Local Planning Authority, where appropriate) have been met. The communal heating system shall be designed to permit a future connection to a District Heat Network should a feasible and viable connection become available in the future.

Reason: To ensure satisfactory compliance with the approved energy strategy, in accordance with RBKC Consolidated Local Plan Policy CE1 and London Plan Policy 5.2.

It is necessary to deal with these matters by approval of details, as the details were not available for consideration as part of the planning application submission.

30. Vegetation Clearance

There shall be no vegetation clearance or tree works on any phase during the bird breeding season (March to August inclusive). If this is not possible the vegetation should be surveyed immediately prior to removal by a suitably qualified ecologist. If active nests/ nesting birds are present, the relevant works must be delayed until the chicks have left the nest. If nesting birds are found, a strategy to protect them must be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to preserve and enhance the Borough's natural environment and to comply with RBKC Consolidated Local Plan Policies CE4, CR5 and CR6 and London Plan Policies 7.19 and 7.21, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the details were not available for consideration as part of the planning application submission.

31. Biodiversity enhancement plan

Prior to occupation, details of the ecological enhancements as outlined in chapter 4 of the Environmental Statement and in the Sustainability Statement, shall be submitted to and approved, in writing, by the Local Planning Authority prior to occupation of the relevant building. The approved roosting provisions shall be implemented in full and thereafter permanently maintained unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of ecology and habitat preservation and enhancement, in accordance with London Plan Policy 7.19 and RBKC Consolidate Local Plan Policy CE4, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the details were not available for consideration as part of the planning application submission.

32. Fire safety

The development permitted by this planning permission shall be carried out in accordance with the Fire Strategy set out in Section 8.6 of the Design and Access Statement 2018.

Reason: In order to provide a safe and secure development in accordance with RBKC Consolidated Local Plan Policy CL2 and to minimise the risk of fire and the risk of loss of life due to any fire, in accordance with the draft London Plan Policy D11.

33. Air Quality – Boilers and CHP

Development shall not proceed above ground floor slab level unless and until details of boilers and CHP plant to be installed within the development are submitted and approved in writing by the Local Planning Authority. The details shall include measures to ensure that this plant and equipment meets relevant standards for air quality, including post-installation testing. The development shall be carried out in accordance with the approved details and thereafter retained.

Reason: To protect the amenities and health of the occupiers of the building and neighbouring occupiers, in accordance with Policy CE5 of RBKC Consolidated Local Plan and London Plan Policy 7.14, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the details were not available for consideration as part of the planning application submission.

34. Noise and Air Quality – internal residential environment

Prior to the commencement of development above ground floor slab level, details of the built fabric and ventilation strategy within the scheme to ensure:

- a. the approved residential units are insulated against external noise which achieves internal noise levels which do not exceed the guidelines values contained in table 4 of BS 8233:2014;
- b. the approved residential units are insulated by noise insulation measures of the C1 uses to provide effective resistance to the transmission of airborne and impact sound horizontally and/or vertically between those uses; and,
- c. that future occupiers of the residential units are protected from poor air quality. Shall be submitted to and approved, in writing, by the Local Planning Authority.

The approved measures shall be installed prior to the occupation of the residential units and thereafter retained

Reason: To protect the amenity of existing and future adjoining occupiers, in accordance with RBKC Consolidated Local Plan Policy CL5 and CH2 and London Plan Policy 7.15, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the details were not available for consideration as part of the planning application submission.

35. Noise and Vibration Monitoring Programme

No development shall commence until a noise and vibration monitoring programme (in compliance with BS:5228-1:2009+A1:2014) has been submitted to and approved in writing by the Local planning Authority. The works shall be carried out and monitored in accordance with the approved details.

Reason: to ensure that sensitive receptors are monitored throughout the demolition and construction works and properly managed, in accordance with policies CL5 and CE6 of the Consolidated Local Plan and London Plan Policy 7.15, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the details were not available for consideration as part of the planning application submission.

36. Vibration and Regenerated Noise Control (1)

Vibration Dose Values, (VDV's), as defined in BS 6472-1:2008, shall not exceed those of Table 1 of BS 6472-1:2008. The measured or calculated VDV's, generated as a result of vibration affecting the development site shall be adjusted as necessary to allow for transfer functions from the ground to the foundations and to upper floors of the proposed development. Where it is predicted that VDVs will exceed those of Table 1, at any floor, then proposals to mitigate vibration to acceptable levels shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development (save for demolition, below ground works and temporary works).

Reason: To ensure a satisfactory standard of accommodation, compliant with policy CL5, CE6 and CH2 of the Consolidated Local Plan and London Plan Policy 7.15, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the details were not available for consideration as part of the planning application submission.

37. Vibration and Regenerated Noise Control (2)

Re-radiated noise generated within the development, as a result of vibration affecting the site, shall not exceed 35dBLAmax(s). Where it is predicted that noise from this source will exceed 35dBLAmax(s) then proposals to mitigate re-radiated noise to acceptable levels shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development (save for demolition, below ground works and temporary works).

Reason: To ensure a satisfactory standard of accommodation, compliant with policy CL5, CE6 and CH2 of the Consolidated Local Plan and London Plan Policy 7.15, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the details were not available for consideration as part of the planning application submission.

38. Noise fixed plant (1)

Prior to the occupation of any part of the development, details of any plant and machinery to be installed on that part of the building (including mechanical ventilation), including measures to reduce the impact of such installations on the amenities of residential properties by way of noise, vibration and odour (including anti-vibration mounts), are submitted to and approved in writing by the Local Planning Authority. The details shall include a noise assessment to demonstrate that the plant and associated equipment shall be designed in accordance with BS4142 to achieve a level of 10db below the lowest level measured background noise, as measured one metre from the nearest affected openable window of the nearest habitable room at the date of this permission being granted.

Reason: To safeguard the amenities of neighbouring residential properties and future occupiers of the development, in accordance with London Plan Policy 7.15 and Policy CL5 of RBKC Consolidated Local Plan, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

39. Noise fixed plant (2)

Prior to the occupation of the development a building services plant noise assessment report shall be submitted to and approved in writing by the Local Planning Authority. The report shall show how installed building services plant will comply with Condition 38 and the Building Services Plant Noise Limits in Table 8.19 of Chapter 8 of the Environmental Statement.

Reason: To prevent any significant disturbance to residents of nearby properties and comply with development plan policies, in particular policy CL5 of the Consolidated Local Plan and London Plan Policy 7.15, and as required by the Environmental Impact Assessment..

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

40. Acoustic Report for Conference Spaces

Prior to the occupation of the development an acoustic report of an assessment showing that noise breakout from the conferencing and function spaces will comply with the noise breakout criteria of section 8.40 of Chapter 8 of the Environmental Statement shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed and the use carried out in accordance with the approved details.

Reason: To prevent any significant disturbance to residents of nearby properties and comply with development plan policies, in particular policy CL5 of the Consolidated

Local Plan and London Plan Policy 7.15, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

41. Combustion Plant – Pre-Installation

Prior to installation of any combustion plant evidence must be submitted to and approved in writing by the local planning authority which shows that any chimney stack/flue will be located so that it is away from ventilation intakes or accessible areas and at a sufficient height and discharge velocity to disperse the exhaust emissions. The boilers shall have NO_x emissions rates of less than 40mg/kWh NO_x and CHP should have an emission limit of no less than 95mg/Nm³ NO_x (at 5% O₂) or as reported in the submitted air quality assessment.

Reason: To comply with the requirements of the NPPF and policy CE5 of the Consolidated Local Plan in ensuring that impact upon air quality in the area is minimised, in accordance with the London Councils 'Air Quality and Planning Guidance' recommended format and 7.14 a and c of the London Plan.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

42. Combustion Plant – Prior to Occupation

Prior to occupation, no energy centre shall come into use without evidence being submitted to and approved in writing by the local planning authority of the emissions of the energy centre. The boilers shall have NO_x emissions rate of less than 40mg/kWh NO_x and CHP should have an emission limit of no less than 95mg/Nm³ NO_x (at 5% O₂) or as reported in the submitted air quality assessment. The test certificate and evidence of equipment maintenance schedule and agreement must also be submitted to and approved in writing by the local planning authority.

Reason: To comply with the requirements of the NPPF and policy CE5 of the Consolidated Local Plan in ensuring that impact upon air quality in the area is minimised, in accordance with the London Councils 'Air Quality and Planning Guidance' recommended format and 7.14 a and c of the London Plan.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

43. Combustion Plant Agreement with AQ Assessment

All combustion plant required to generate, heating/hot water and onsite electrical power to the use shall be installed in accordance with Annex 9 of the submitted air quality assessment. Any changes to the proposed scheme

in this regard shall only be implemented following written approval by the local planning authority.

Reason: To comply with the requirements of the NPPF and policy CE5 of the Consolidated Local Plan in ensuring that impact upon air quality in the area is minimised, in accordance with the London Councils 'Air Quality and Planning Guidance' recommended format and 7.14 a and c of the London Plan.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

44. External lighting and security

Notwithstanding the plans hereby approved, details of: CCTV; general external lighting; security lighting; access control measures for residential core entrance; and, Secured by Design accreditation measures and counter terrorism measures, on or around the buildings or within the public realm in the development shall be submitted to and approved in writing by the Local Planning Authority and installed prior to the first occupation of the development. The details shall include the location and full specification of all lamps; light levels/spill; illumination; cameras (including view paths); and support structures. The details shall also include an assessment of the impact of any such lighting on the surrounding residential environment. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

Reason: To safeguard the security of the development and to ensure that any resulting general or security lighting and CCTV are appropriately located, designed to not adversely impact on neighbouring residential amenity or ecology, and are appropriate to the overall design of the development in accordance with Policies 7.3, 7.4, 7.6 and 7.19 of the London Plan, RBKC Designing Out Crime SPD and Policies CL1, CL2 and CE4 of RBKC Consolidated Local Plan, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the information was not available for consideration as part of the planning application submission.

45. Thames Water - wastewater capacity

No properties shall be occupied until confirmation has been submitted to and approved in writing by the Local Planning Authority that either: all combined water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: To ensure that the wastewater infrastructure has sufficient capacity to accommodate the additional demand in accordance with RBKC Consolidated Local Plan Policies CE1 and CE2, London Plan Policies 5.13, 5.14, 5.15 and to ensure accordance with the Flood and Water Management Act 2010.

It is necessary to deal with these matters by approval of details, as the details were not available for consideration as part of the planning application submission.

46. Thames Water – water supply

No properties shall be occupied until confirmation has been provided that either: all water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: To ensure that the water supply infrastructure has sufficient capacity to accommodate the additional demand in accordance with RBKC Consolidated Local Plan Policies CE1 and CE2, London Plan Policies 5.13, 5.14, 5.15 and to ensure accordance with the Flood and Water Management Act 2010.

It is necessary to deal with these matters by approval of details, as the details were not available for consideration as part of the planning application submission.

47. Thames Water – Magnitude of Development

No development shall commence (save for demolition, below ground works and temporary works) until an integrated water management strategy detailing: what infrastructure is required, where it is required, when it is required (phasing), and how it will be delivered, has been submitted to and approved in writing by the local planning authority in consultation with the water undertaker. The development shall only be occupied in line with the recommendations of the strategy.

Reason: To ensure that the water supply infrastructure has sufficient capacity to accommodate the additional demand in accordance with RBKC Consolidated Local Plan Policies CE1 and CE2, London Plan Policies 5.13, 5.14, 5.15 and to ensure accordance with the Flood and Water Management Act 2010.

It is necessary to deal with these matters by approval of details, as the details were not available for consideration as part of the planning application submission.

48. Thames Water – No construction within 5 metres of the water main

Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water prior to commencement of development (save for demolition). Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: To protect underground strategic water main utility infrastructure in accordance with Policy 5.14 of the London Plan, as the proposed works will be in close

proximity to underground water utility infrastructure and piling has the potential to impact on local underground water utility infrastructure.

It is necessary to deal with these matters by approval of details, as the details were not available for consideration as part of the planning application submission.

49. Thames Water – Piling Method Statement

No piling shall take place until a piling method statement detailing the depth, type of piling, methodology including measures to prevent and minimise the potential for damage to subsurface sewerage 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. The development shall be carried out in accordance with the approved details.

Reason: Piling methodology must be identified prior to the commencement of development to ensure the early warning of flood events and reduce the risk of flooding to future occupants in accordance with RBKC Consolidated Local Plan CE2 and London Plan Policy 5.13, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

50. Contaminated Land - Preliminary Report

No development shall commence until a Preliminary Risk Assessment Report comprising:

(i) a desktop study which identifies all current and previous uses at the site and surrounding area as well as the potential contaminants associated with those uses;

(ii) information from site inspection;

(iii) a conceptual model indicating potential pollutant linkages between sources, pathways and receptors, including those in the surrounding area and those planned at the site; and

(iv) a qualitative risk assessment of any potentially unacceptable risks arising from the identified pollutant linkages to human health, controlled waters and the wider environment including ecological receptors and building materials

has been prepared in accordance with CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing,

Reason: To ensure any risks from land contamination are minimised, and comply with the NPPF and development plan policies, in particular policy CE7 of the Consolidated Local Plan and London Plan Policy 5.21, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

51. Contaminated Land – Site Investigation Scheme

No development shall commence until a Site Investigation Scheme has been prepared in accordance with CLR 11: Model Procedures for the Management of Land Contamination (Defra 2004) or the current UK requirements for sampling and testing, and has been submitted to, and approved in writing by, the local planning authority.

Reason: To ensure any risks from land contamination are minimised, and comply with the NPPF and development plan policies, in particular policy CE7 of the Consolidated Local Plan and London Plan Policy 5.21, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

52. Contaminated Land – Site Investigation and Quantitative Risk Assessment

No development (save for demolition) shall commence until a site investigation has been undertaken in compliance with the approved Site Investigation Scheme and a Quantitative Risk Assessment Report has been submitted to, and approved in writing by, the local planning authority.

Reason: To ensure any risks from land contamination are minimised, and comply with the NPPF and development plan policies, in particular policy CE7 of the Consolidated Local Plan and London Plan Policy 5.21, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

53. Contaminated Land – Remediation Method Statement

No development shall commence (save for demolition) until a Remediation Method Statement to address the results of the Site Investigation Scheme has been submitted to, and approved in writing by, the local planning authority.

Reason: To ensure any risks from land contamination are minimised, and comply with the NPPF and development plan policies, in particular policy CE7 of the Consolidated Local Plan and London Plan Policy 5.21, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

54. Contaminated Land – Verification Report

No development shall commence (save for demolition) until the approved Remediation Method Statement has been carried out in full and a Verification

Report confirming:

- (i) completion of these works;
- (ii) details of the remediation works carried out;
- (iii) results of any verification sampling, testing or monitoring including the analysis of any imported soil;
- (iv) classification of waste, its treatment, movement and disposal;
- (v) and the validation of gas membrane placement.

has been submitted to, and approved in writing, by the local planning authority.

Reason: To ensure any risks from land contamination are minimised, and comply with the NPPF and development plan policies, in particular policy CE7 of the Consolidated Local Plan and London Plan Policy 5.21, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

55. Contaminated Land – Unexpected

If during development, contamination not previously identified is found to be present at the site, development work shall cease and not be recommenced until a report indicating the nature of the contamination and how it is to be dealt with has been submitted to, and approved in writing by, the local planning authority. The approved measures shall be implemented in full.

Reason: To ensure any risks from land contamination are minimised, and comply with the NPPF and development plan policies, in particular policy CE7 of the Consolidated Local Plan and London Plan Policy 5.21, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

56. Contaminated Land – Long Term Monitoring

A: No development (save for demolition) shall commence until a Long-term Monitoring Methodology Report has been submitted to and approved in writing by the local planning authority where further monitoring is required past the completion of development works to verify the success of the remediation undertaken.

B: Upon completion of any such approved monitoring work, a Verification Report demonstrating that no residual adverse risks exist shall then be submitted to and approved in writing by the local planning authority.

Reason: To ensure any risks from land contamination are minimised, and comply with the NPPF and development plan policies, in particular policy CE7 of the Consolidated Local Plan and London Plan Policy 5.21, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

57. Remediation Scheme (enabling)

No development shall take place (following the risk assessment) where contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the relevant Local Planning Authority. If contamination is not found, no remediation scheme or verification report is required to be submitted. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use. The approved remediation scheme shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority before the relevant phase of development is occupied.

Reason: Contamination must be identified prior to the commencement of development to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with RBKC Consolidated Local Plan Policy CE7 and London Plan Policy 5.21, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

58. Non-Road Mobile Plant and Machinery (“NRMM”)

The development hereby permitted shall not commence until the developer/ contractor has signed up to the NRMM register. Following sign-up, the following steps shall be undertaken:

- a. The development site must be entered onto the register alongside all the NRMM equipment details;
- b. the register must be kept up-to-date for the duration of the construction of development;
- c. it is to be ensured that all NRMM complies with the requirements of the directive; and,
- d. an inventory of all NRMM to be kept on-site stating the emission limits for all equipment.

Reason: To protect local amenity in accordance with RBKC Consolidated Local Plan Policy CE5 and Policies 5.3 and 7.14 of the London Plan, and as required by the Environmental Impact Assessment.

59. Ventilation

Prior to occupation of either the hotel or residential use a system of mechanical ventilation, with filtration to remove airborne pollutants, for receptor locations shall be submitted to and approved in writing by the Local Planning Authority. The assessment should be supported with dispersion modelling and or onsite monitoring to predict facade concentrations at sensitive receptor locations and specify the ventilation requirements to ensure that the national Air Quality Objectives for Nitrogen Dioxide (NO₂) and Particulate Matter (PM₁₀) are not exceeded in receptor locations.

The approved system shall be installed before occupation of the residential accommodation. The system shall be checked and maintained in accordance with the manufacture's specification, filtration media replaced as necessary and an annual report submitted to the LPA for approval.

Reason: To comply with the requirements of Policy CE5 of RBKC Consolidated Local Plan and London Plan 7.14 in ensuring that impact upon air quality in the area is minimised, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

60. Design and Method statement

No development (save for demolition) shall commence until a detailed design and method statement for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:

- a. provides details on all structures;
- b. provides details on the use of tall plant/scaffolding;
- c. accommodates the location of the existing London Underground structures;
- d. accommodates ground movement arising from the construction; and,
- e. mitigates the effects of noise and vibration arising from the adjoining operations within the structures.

Reason: To ensure that the development does not impact on existing London Underground transport infrastructure, in accordance with Table 6.1 of the London Plan and draft London Plan policy T3 and Land for Industry and Transport SPD.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

61. Solar Glare

No development shall commence, except for demolition, below ground works and temporary works, until full details of the mitigation measures required to satisfactorily mitigate against solar glare are submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and permanently retained thereafter.

Reason: To ensure that solar glare is kept to acceptable levels to protect local amenity and highway safety in accordance with RBKC Consolidated Local Plan Policy CL5 and Policy 7.6 of the London Plan, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

62. Wind mitigation measures

Prior to the commencement of the development above the ground floor slab, details of wind mitigation measures shall be submitted and approved by the Local Planning Authority. The measures shall be installed in accordance with the approved details prior to the first occupation, and retained as such, unless otherwise approved, in writing, by the Local Planning Authority.

Reason: To protect the amenity of future adjoining occupiers, in accordance with RBKC Consolidated Local Plan Policy CL5 and London Plan Policy 7.7, and as required by the Environmental Impact Assessment.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

63. Retention of scheme architects

The existing architects or other such architects as approved in writing by the Local Authority, acting reasonably, shall undertake the detailed design of the project.

Reason: In order to retain the design quality of the development in the interest of the visual amenity of the area, in accordance with London Plan policies 7.4, 7.6 and 7.7 and RBKC Consolidated Local Plan Policy CL1, CL2 and CL12.

64. Coach Parking and Taxi Drop-Off

Prior to occupation of the development, the final details of the coach parking layout (lay-by or off-street coach bay) and the redesigned taxi drop-off shall be submitted to and approved in writing by the relevant Local Planning Authority, in consultation with Transport for London. The scheme shall be implemented in accordance with the approved details and shall be permanently retained thereafter.

Reason: To ensure that sufficient coach parking and appropriate taxi-drop off areas are provided and appropriately allocated and not to prejudice the free flow of traffic or conditions of general safety along the adjoining streets highway in accordance with RBKC Consolidated Local Plan Policy CT1 and London Plan Policy 6.1 and 6.13.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

65. Higher Density Development Management Plan

Prior to occupation of the development, a management plan for the residential block shall be submitted to and approved in writing by the local planning authority and must include details of the:

- a. Day-to-day servicing and deliveries, and longer-term maintenance implications;
- b. Affordability of running costs and service charges (by different types of occupiers); and,
- c. Way in which residents' views will be considered in delivering affordable services.

The management of the residential block shall be carried out in accordance with the approved Management Plan at all times thereafter.

Reason: To ensure that the design quality of the development is maintained through an ongoing management plan in the interest of the visual amenity of the area, in accordance with London Plan policies 7.4, 7.6 and 7.7, draft London Plan D6 and RBKC Consolidated Local Plan Policy CL1, CL2 and CL12.

It is necessary to deal with these matters by approval of details, as the detailed information was not available for consideration as part of the planning application submission.

INFORMATIVES

INFORMATIVE 1: S106 Agreement

You are advised that this permission has been granted subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990.

INFORMATIVE 2: RBKC Street Naming and Numbering

You are advised that naming and numbering requirements provided under the Towns Improvement Clauses Act 1847 and the Public Health Act of 1925 mean that that premises must display their street number, and that no name or number other than that formally assigned may be displayed. Any requests for the assignment of names and numbers to new development should be made to the Executive Director, Planning and Borough Development, Town Hall, Hornton Street, W8 7NX well in advance of the completion of the building.

INFORMATIVE 3: Advertisements

You are advised that any advertisements to be erected at the premises may require consent under the Control of Advertisement Regulations 2007. You are therefore advised to consult the Directorate of Planning and Borough Development.

INFORMATIVE 4: Construction Traffic Management Plan

You should engage with neighbours and local residents' associations in advance of submitting your Construction Traffic Management Plan (CTMP). It is also advisable to engage in further pre-application discussions with the Local Planning Authority prior to submission of the CTMP. You

are reminded of the purpose of the CTMP, which is to mitigate impact upon the living conditions enjoyed by residents of neighbouring properties as well as to ensure the safe and unobstructed function of the highways in the vicinity. You are also reminded of the membership of the Considerate Constructors Scheme, required by condition and which has similar objectives. Care and sensitivity are required when carrying out development in residential areas.

INFORMATIVE 5: Stopping Up Order

You are advised that a Stopping Up Order, under Section 247 of the Town and Country Planning Act will be required to formally remove access across all land where the public are currently able to walk but would not be able to post-development. You are further advised that a Stopping Up Order will be required under the Highways Act where public access is no longer possible as a result of the revised building lines around the site. The applicant is advised to contact the Council's Highways department in this regard.

INFORMATIVE 6: Thames Water

You are advised of the comments made by Thames Water and should note that a Groundwater Risk Management Permit will be required for discharging groundwater into a public sewer.

INFORMATIVE 7: Lighting

You are advised that any development that encroaches onto watercourses has a potentially severe impact on their ecological value. Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat. From the documents currently submitted it's not clear what lighting arrangements are proposed. We would expect this information to be included alongside any planning application.

You are advised that light spill should be directed away from the river corridor outside the buffer zone, all artificial lighting should be directional - less than 4 lux and focused with cowlings (for more information see Institute of Lighting Professionals (formerly the Institute of Lighting Engineers) 'Guidance Notes for the Reduction of Obtrusive Light'. The existing light levels of the site should also be a consideration when designing the lighting strategy.

INFORMATIVE 8: Environmental Health – Gas

You are advised that by reference to the gas risk assessment presented in the Environmental Statement (ES) and the risk management advice presented in BS 8485:2015 the proposed pre-cast concrete floor construction specified in paragraph 4.3.7 of the ES is considered unlikely to provide adequate mitigation of the soil gas hazard.

INFORMATIVE 9: Deemed discharge

All conditions are exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 as the development was subject to an Environmental Impact Assessment.

INFORMATIVE 10: Pre-commencement conditions:

The pre-commencement and pre-occupation conditions attached to this decision notice are considered necessary in order to safeguard the nature conservation interest of adjoining land, safeguard transport infrastructure and protect the amenities of existing residents, future occupiers and users of the proposed development and to ensure that the proposed development results in a sustainable and well-designed scheme.

Statement of positive and proactive action in dealing with the application

In dealing with this application, the Mayor, acting under delegated authority and as the Local Planning Authority, has expeditiously considered the application against all relevant national, regional and local planning policy, the Mayor has decided to grant planning permission in accordance with the recommendation within GLA Representation Hearing report GLA/4266/04. The Mayor has, therefore, worked in a positive, proactive and creative manner in relation to dealing with this planning application in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015 and paragraph 38 of the National Planning Policy Framework. The proposal is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework



Juliemma McLoughlin
Chief Planner

Notes:

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