

Tall Building Heights Proposed Modifications (OPDC-51)

26 January 2022

Role of this document

1. This document has been produced following OPDC's agreement under Matters 4 to 5 of the [Agenda 2 for Modifications Hearings \(ID-40v2\)](#) to propose text modifications for defining appropriate tall building heights in the OPDC Local Plan for consideration by the Inspector.

Approach

2. Proposed tall building height ranges have been modelled based on the development capacities of site allocations (Local Plan table 3.1) located within the tall building locations identified in the Local Plan. Tall building height ranges are proposed to be provided for each Place where tall building locations are identified. OPDC proposes to include the height ranges and associated qualifying wording within the supporting text to each relevant Place Policy.
3. Height ranges are provided in either 0-5 or 0-10 storey ranges. There are two exceptions to this:
 - North Acton where a broader range has been provided reflecting the greater range in building heights with extant permissions, schemes under construction and recent completions within this portion of the North Acton and Acton Wells place. The heights of extant permissions and planning approvals are set out in the below table:

Site allocation / DCS site	Name	Tallest building height (storeys)	Status
12	Holbrook House	24	Completed
14	Perfume Factory North	25	Approved
15	Perfume Factory South	31	Completed
16	The Portal	36	Resolution to approve
17	2 Portal Way	35	Resolution to approve
19	Portal West	54	Under construction
35	4 Portal Way	55	Approved
DCS 36	1 Portal Way	32	Approved

- Old Oak South where tall buildings are modelled to generally be 20-30 storeys but taller buildings have been modelled close to the Old Oak Common station.

Proposed modifications

Old Oak South

Addition after third sentence to paragraph 4.19:

Based on the development capacities proposed for Old Oak South, it is expected that tall buildings will predominantly be in the range of 20-30 storeys, with taller buildings up to 45 storeys close to the Old Oak Common Station. Tall building proposals will be considered against all relevant development plan policies and material considerations.

Old Oak North

Addition after second sentence to paragraph 4.32:

Based on the development capacity modelling and precedents set out in the Old Oak North Intensification Study, development in Old Oak North is expected to predominantly be in the range of 2 to 5 industrial storeys; however, heights could exceed this range to deliver tall buildings dependent on the type and form of industrial uses proposed. Tall building proposals will be considered against all relevant development plan policies and material considerations.

Park Royal West

Addition after fifth sentence to paragraph 4.67:

Outside of SIL, based on the residential development capacities proposed for Park Royal West, it is expected that tall buildings here will predominantly be in the range of 20 to 30 storeys. Tall building proposals will be considered against all relevant development plan policies and material considerations.

Park Royal Centre

Addition after third sentence to paragraph 4.100:

Based on the development capacities proposed for Park Royal Centre, it is expected that tall buildings will predominantly be in the range of 15 to 25 storeys. Tall building proposals will be considered against all relevant development plan policies and material considerations.

North Acton and Acton Wells

Addition after first sentence to the first column, first row cell of Table 4.1:

Based on the development capacities proposed for North Acton and Acton Wells and existing planning approvals, it is expected that tall buildings south of the Central Line will predominantly be in the range of 20 to 55 storeys and tall buildings north of the Central Line will predominantly be in the range of 20 to 35 storeys. Tall building proposals will be considered against all relevant development plan policies and material considerations.

Old Oak Lane and Old Oak Common Lane

Addition after first sentence to paragraph 4.144:

Based on the development capacities proposed for Old Oak Lane and Old Oak Common Lane, it is expected that tall buildings will predominantly be in the range of 20 to 25 storeys. Tall building proposals will be considered against all relevant development plan policies and material considerations.

Channel Gate

Addition after fourth sentence to paragraph 4.165:

Based on the development capacities proposed for Channel Gate, it is expected that tall buildings will predominantly be in the range of 20 to 30 storeys. Tall building proposals will be considered against all relevant development plan policies and material considerations.

Deletion of existing final sentence of 4.165.

Scrubs Lane

Addition as new fourth paragraph to the second column, sixth row of Table 4.2:

Based on the development capacities proposed for Scrubs Lane, it is expected that tall buildings will predominantly be in the range of 20 to 25 storeys. Tall building proposals will be considered against all relevant development plan policies and material considerations.

Willesden Junction Station

Tall building heights for Willesden Junction are not proposed to be included as a modification as Willesden Junction is identified as a location appropriate for tall buildings beyond the plan period.