



# Old Oak Neighbourhood Forum and Grand Union Alliance

August 3rd 2021

On Zoom

# **Agenda for this session**

1. Recent events on tall building proposals in London
2. Schemes at North Acton
  - One Portal Way
  - Castle Pub site
3. OONF application to extend neighbourhood boundary
4. City Mission Church ACV application
5. OPDC Modified Local Plan – response to consultation
6. Latest on HS2 plans and activities
7. Appointments of OPDC Board members and replacement Planning Committee member

# 1. Tall buildings in London – latest news

## Stag Brewery proposals in Mortlake, Richmond



Mayor of London ‘called in’ this application.

Decision to refuse after a public inquiry

*Inadequate levels and type of affordable housing, and the unacceptable impacts the additional height and massing would have on the historic buildings, important riverside views and neighbouring residents.*

# Manor Road inquiry

Campaign by Stop the Towers and other local groups led to LBE refusal of this application

The developers appealed, using top QC Chris Kowkatski to make their case.

He has argued to the Planning Inspector that Ealing Council is subject to the MHCLG 'tilted balance' because it has failed to publish a 'Authority Monitoring Statement' and 5 year housing supply figures since 2013.

If the Inspector decides this is correct, it will mean that future applications in Ealing will be 'tilted' towards granting planning consent – until LBE publishes the required information.



# Kensington and London Plan Policy D9

The new 2021 London Plan includes this important policy D9

‘Part B’ of this says *3) Tall buildings should only be developed in locations that are **identified as suitable** in Development Plans*

This extra wording was added by a ‘Direction’ from Secretary of State Robert Jenrick to the Mayor Of London in December 2020.

Kensington and Chelsea has had to reconsider a tall building application for a second time, under threat of Judicial Review.

London Boroughs (and GLA/OPDC) are proving slow to recognise the consequences of this new policy.

Do either the OPDC Draft Plan or the LBE 2012/13 Plan meet this new requirement of identifying specific locations for tall buildings?



# Mitre Yard, Scrubs Lane



It has recently emerged that GLA Land and Property Ltd has granted a £16m 'loan facility' to developers City & Docklands for this development.

This loan is intended to help 'bring forward' the scheme. OPDC has also agreed to an extra 40 housing units being added.

The decision on the loan was made in March 2020 but the relevant report was not published until June 2021,

The GLA say this was due to the 'commercial nature of the transaction'.

City & Docklands have built One West Point.

## 2.1 One Portal Way

Pre-application consultations continuing

Construction not expected to start until 2024/5 as Carphone Warehouse need to be relocated first

Developers are Imperial College and Frame RE

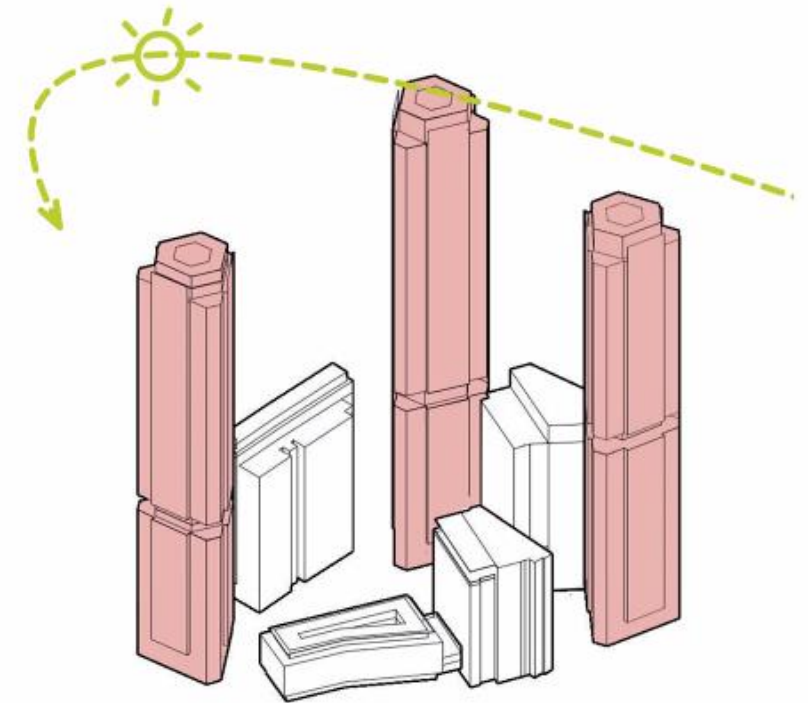
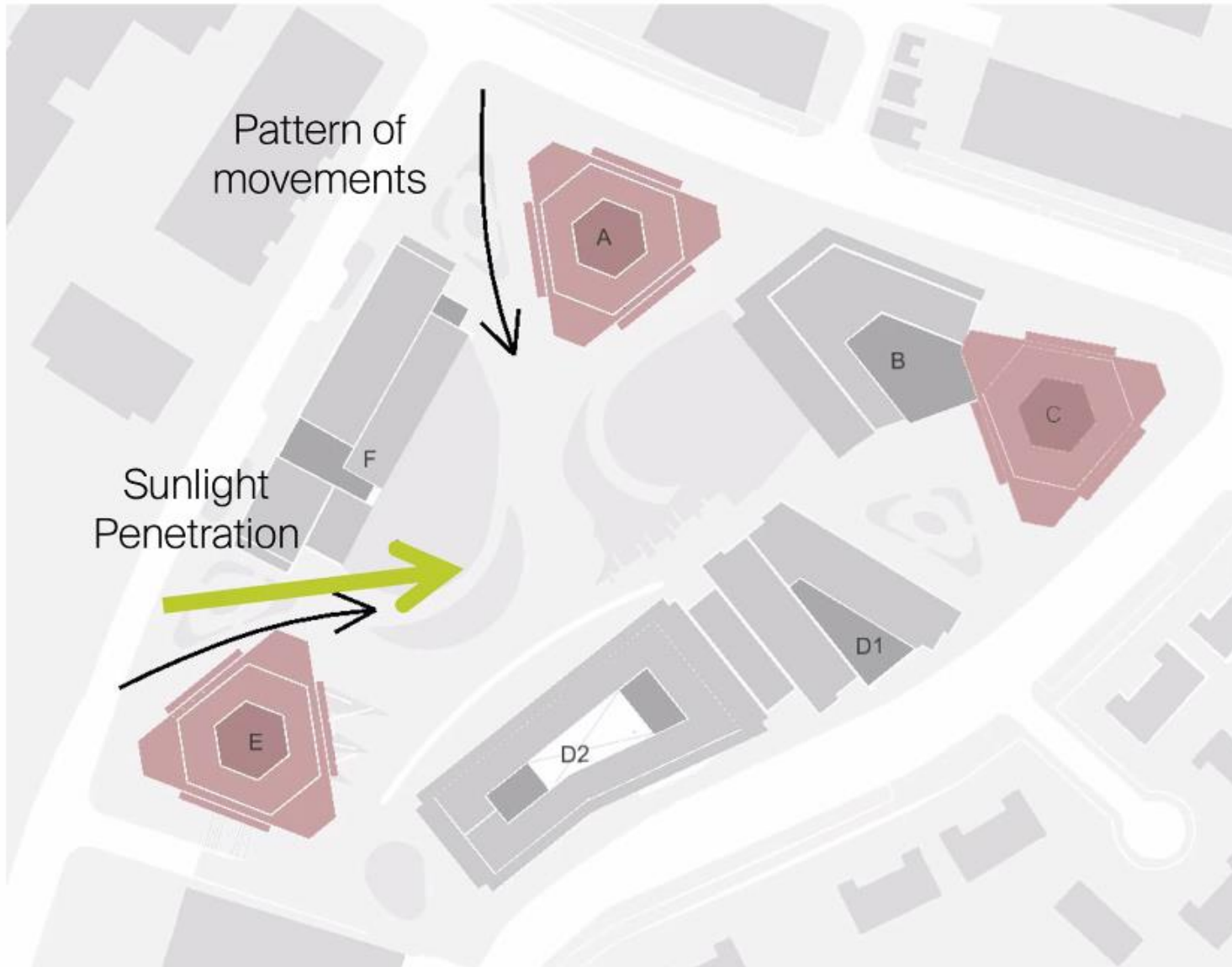
No academic content or student housing. An 'investment project' for Imperial's Endowment Fund

Architects Pilbrow and Partners

One 55 storey building and two slightly lower

# Tall Element Definition

Three tall buildings are placed at the apexes of the site to mark the new public routes. Their position also preserves sunlight to the public realm and the amenity of neighbours.

















# Relation to North Acton Cluster

View from Eastfields Road along Cloister  
Road with





## 2.2 Castle Hotel, Victoria Road

### Current Proposal Developed Massing

As illustrated from these townscape views, the towers maintain the stepping relationship between Holbrook House and the Portal to the south. Of particular importance in the revised views is the increased visibility of the base from the longer distance views.



View from the North-West - Chase Road showing the transition in height between the Portal and Holbrook House



View from Victoria Rd approaching the site from the north

Part 32 storey,  
part 27 storey  
with 462 co-  
living rooms.

Application  
likely to be  
decided by LBE  
September 2021  
23 objections to  
date.

### 3. Proposed extension to our neighbourhood boundary



OPDC agreed on 15<sup>th</sup> July that our designation application was 'valid'.

Public consultation will start in early September, for a 6 week period.

Back in 2017 we had 198 responses on our original proposed (much larger) area.

## 4. City Mission Church ACV application

Following the discussion at our last meeting, the following expressions of support have been sent to LB Brent, on the application by the City Mission Church to renew the status of 2 Scrubs Lane as an Asset of Community Value

- Harlesden Neighbourhood Forum
- St Quintin and Woodlands Neighbourhood Forum
- Old Oak Neighbourhood Forum
- Andy Slaughter MP
- Grand Union Alliance

## 5. OPDC Modified Draft Local Plan

OPDC consultation closed July 5<sup>th</sup>. OPDC now collating and reviewing responses before sending to Planning Inspector Paul Clark (estimated timescale 'late August').

After two written requests OPDC have agreed that all responses will be published '*by the end of this week*' and before submission to the Inspector.

We need to see these responses from Boroughs, other public bodies, businesses, community groups and residents. These have implications for current planning applications and other plans in the OPDC area.



# Key points made to the Inspector

- The 2021 Plan wholly different from 2018 Plan
- 2015 ambitions for Old Oak have largely disappeared
- Lack of consultation on locations with major changes (Channel Gate, Scrubs Lane)
- Most of promised transport improvements will not happen in lifetime of Plan (Overgrounds, east/west new route)
- Even less justification for high-density high rise development
- OOC station now opening 2029-33 and not 2026
- Timing is wrong when London changing following pandemic
- Use delay on HS2 to come up with a fresh plan with realistic housing numbers.
- Questionable whether 'Duty of Co-operation' with Boroughs has been met since 2018. 'Plan preparation' should not be done during Examination period.

# Responses which we do know about

Hammersmith & Fulham Council have substantial concerns on deliverability of the Local Plan, and on its proposals for Scrubs Lane.

LB Ealing sent a limited response, on industrial land availability and land for future waste sites.

RB Kensington and Chelsea have objections on heritage but otherwise generally OK with the modifications.

These responses can be downloaded from a new post at [www.oldoakneighbourhoodforum.org](http://www.oldoakneighbourhoodforum.org)

# Victoria Road Crossover Box

Lack of public consultation:

- (a) VRCB complaint
- (b) Fol about all sites



## (b) HS2 PROPOSALS

'Victoria Rd Crossover Box' site

(from December 2020 'engagement' (not consultation))



Can we do better than this rubbish?



## (a) HS2 Complaints ([HS2Complaints@hs2.org.uk](mailto:HS2Complaints@hs2.org.uk))

"With regards to your email dated 17th June, **your email was not forwarded internally** and was therefore not picked up until you sent your further email of 18th July.

I have been unable to ascertain why your email of 17th June was not processed correctly. However, **I thank you for contacting us again** and apologise for any inconvenience caused by the delay in coming back to you.

Given that you wrote us a month ago, I will endeavour to provide a formal response to your original concerns **as soon as possible**."

## (b) FOI Request ([foi.request@hs2.org.uk](mailto:foi.request@hs2.org.uk))

"**The time limit** for responding to your request for information under the Environmental Information Regulations 2004, received on 28th June, **needs to be extended**."

We are aiming to provide a response to you by 23rd August 2021."



# Old Oak Common Station parkland and transport hub questionnaire

**“We'd like your feedback”**

The closing date for feedback is Friday 6 August 2021 at 11:59.

of place, underpinned by the cultural and ecological connections of the area; creating a hierarchy of spaces for people. A place full of life and a vibrant mix of community uses and urban biodiversity.





## 7. OPDC member appointments

In November 2017 the Mayor appointed four new independent members to 'refresh' the OPDC Board. These were:

Natalie Campbell, Shevaughn Rieck, Michael Simms and Professor Helen Ward (Imperial College).

Amanda Souter applied for a second term but was not interviewed. Eric Sorensen was also not re-appointed.

Will McKee and Karen Cooksley have resigned as Board/Planning Committee members during 2021.

OPDC has used recruitment consultants Green Park to recruit a new Board member (fee £15,000). Outcome not yet known.

The 2017 appointments will complete a 4 year term this autumn.

# Any other business

Contact details for OONF

[www.oldoakneighbourhoodforum.org](http://www.oldoakneighbourhoodforum.org)

[www.facebook.com/OldOakNeighbourhood](https://www.facebook.com/OldOakNeighbourhood)

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