

Planning applications decided and in the pipeline

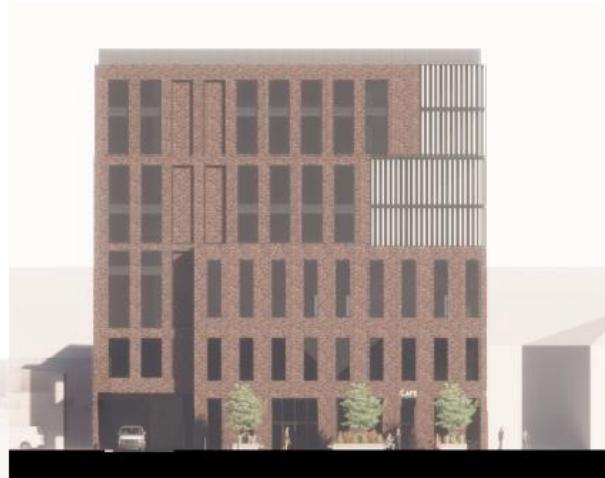
63 North Acton Road - granted permission by LB Ealing

37 – 39 North Acton Road – data centre application (OPDC)

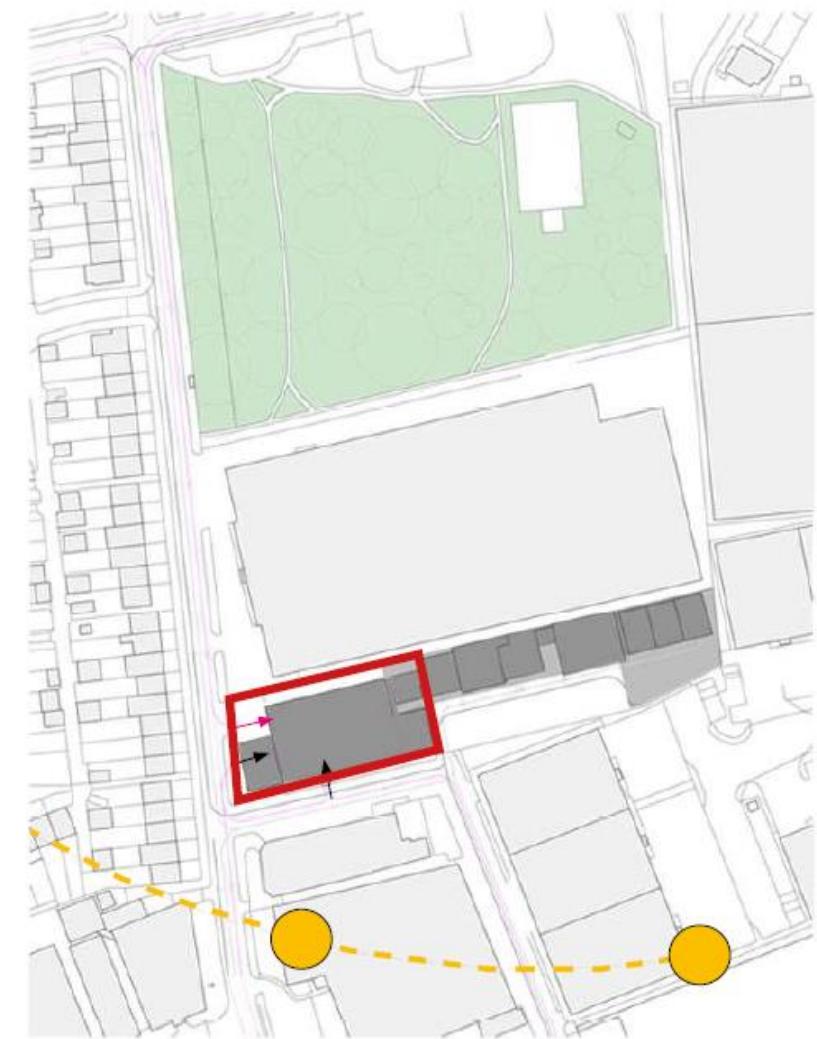
North Kensington Gate (South) re-application (OPDC)

The Castle pub in North Acton (under threat?)

63 North Acton Road



The proposed scheme is to maximize the potential of the site; and to respond the London Policy for intensifying the use of the current brownfield site. Carefully design of the massing to the proposed building, the daylight and sunlight study shows the proposal has minimum impact to the adjoining buildings. The proposed building will certainly generate far more employment opportunities than the current state. Therefore the proposed scheme should be supported.



7.0 Conclusion

37-39 North Acton Road – data centre

Application to OPDC for outline permission for a data centre building of up to 25,000 sq m gross floorspace, up to 40m height



Site shown with
red line border

Currently
occupied by 3 low
rise industrial
buildings

Applicants
seeking outline
permission.

37-39 North Acton Road – data centre



Planning Statement
argues importance of
data centres

24 hour operation.
Access via private road
with high security.

'The latest cooling and
power technology'

Back up generators

Will provide cycleway
to canal from Wesley
Estate.
Consultation online
during the summer.

View from Wesley Estate



North Kensington Gate, Scrubs Lane



One of a three residential towers granted planning consent by OPDC in 2017 (this one is 24 storeys).

Developer City & Docklands is now seeking a fresh planning permission to 'optimise' the development and to add a further 40 housing units.

Financial viability of the scheme will be struggling following the decision of Cargiant to abandon plans for 'Old Oak Park' and the subsequent 'change of direction' by OPDC in November 2019.

Planning justification for the scheme is now diminished, give that the site has few local amenities in walking distance, Hythe Road Overground station is not happening , and public transport access to the location is very poor.

But will OPDC still grant a further permission given its search for 13,900 housing units in next 10 years?

The Castle Pub, North Acton



Rumours on Twitter (via CAMRA) that the pub is again under threat of redevelopment.

OPDC Scheme of Delegation to Ealing

At its first meeting in April 2015 OPDC Board agreed Schemes of Delegation to Ealing and to Brent councils

These ‘schemes’ define types of planning application to be decided by the Boroughs on behalf of OPDC

The Ealing scheme covers all applications in North Acton

Under this scheme LBE has given planning consents at Holbrook House, 6 Portal Way, 140 Wales Farm Road, The Portal, Carphone Warehouse, Essential Living, 2 Portal Way, 4 Portal Way

Total of 3,802 new housing units (including student housing)

Delegation to LB Ealing – why?

A political deal between Ealing and Mayor Boris Johnson in 2014?

Ealing was already ‘regenerating’ North Acton via site allocation OIS1 Park Royal Southern Gateway, in its 2013 Development Sites DPD, backed up by the 2015 OAPF for Old Oak and Park Royal.

Questioning of the ‘scheme’ has led to OPDC revisions June 2020

Complaint to LBE has gone through 3 stages of LBE complaints procedure and was submitted to Ombudsman 11 November 2020

The Ombudsman seeks evidence of ‘locus’ for complaint, i.e. from residents affected by the issues involved. Is OONF happy to agree that this complaint can be pursued further on behalf of the Forum?

Progress on the Ombudsman complaint

The ‘remedy’ sought is that LBE should take a report to their Planning Committee, explaining the delegation scheme and its consequences.

LBE planners now say they held a ‘training session’ on Dec 1st for Planning Committee members on the workings of the scheme

Ealing Council on 15th Dec 2030 agreed to ‘enter into’ the Scheme as revised by OPDC on June 24th 2020

But there remains no sign of a formal Council decision by LBE in 2015 to ‘enter into’ the April 2015 scheme – a bilateral legal agreement.

So there are questions over the legal authority of LBE to grant planning consents to the series of schemes listed on previous slide.

Holbrook House

View of development from Chase Road

Part-16/ part-18 /part-24 storey building with basement for use as student accommodation comprising 424 bed spaces



Essential Living, Wales Farm Road – 36 storeys



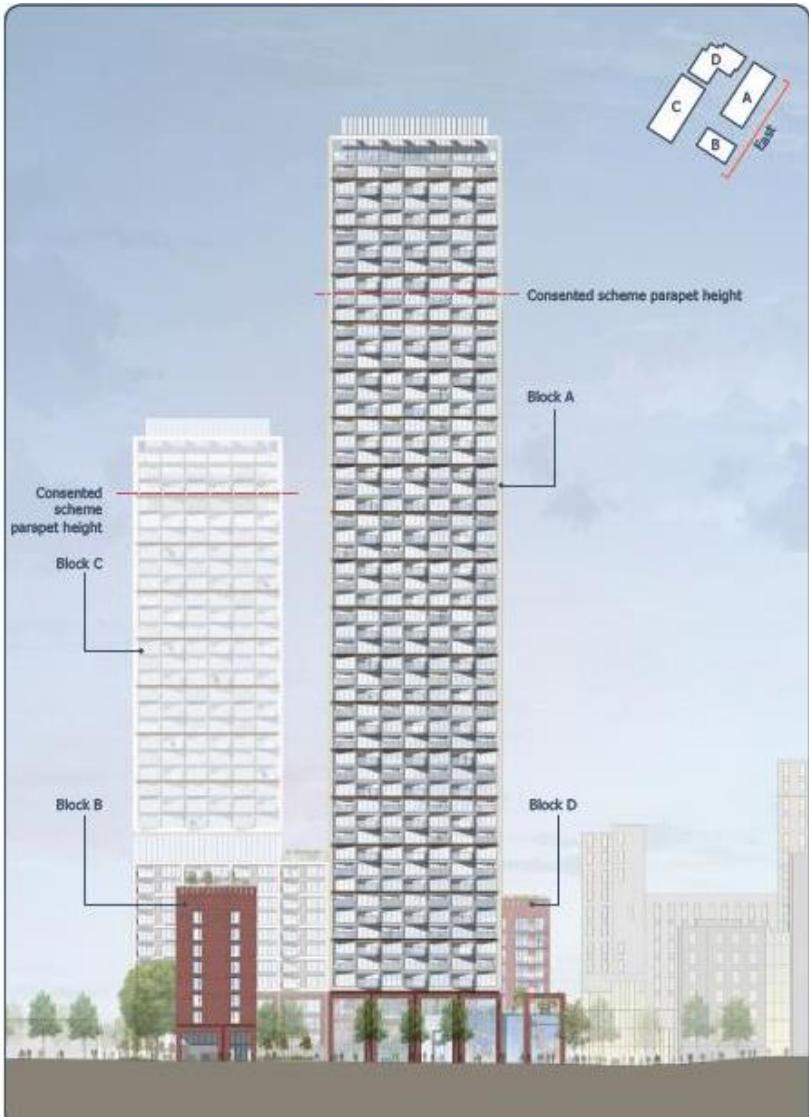
The proposal is to demolish all the existing buildings on the northern portion of the Perfume Factory site and construct blocks of varying heights. The cluster of buildings seeks to form a protective perimeter along the frontage of the busy Wales Farm Road, animated by active retail units. This provides the opportunity to create a lively and vibrant internal courtyard shielded from the noisy road.

The proposals have also been formulated to ensure that the main gateway into the redeveloped site is aligned with the natural pedestrian routes which flow out of the new North Acton Station.

Since the public consultation in December 2016, further changes have been made which have led to the removal of the eight storey link building, the widening of the principal public entrance, the removal of hotel use and an increase in the height of the main tower to 36 storeys.

The tallest element has been deliberately located to the northern edge to afford maximum opportunities for south-facing, well-lit amenity spaces. The footprint of the buildings has been reduced to provide views of the sky throughout and minimise shadowing.

6 Portal Way One West Point



“Due to the visual gaps between the proposed tall buildings and other buildings forming the cluster the increased height of the buildings does not dominate the skyline and is considered to form a landmark for North Acton that is both distinctive and of a high quality design.”

LB Ealing report to Planning Cttee

Questions asked about Fire Strategies for both buildings. Where will be the evacuation point? How will fire engines access the sites within the ‘cluster’?

4 Portal Way



CGI image from Guardian article on 'Eyesore London tower'
Create Streets have called the building 'London's Trump Tower'

New London Plan

This London-wide plan from the Mayor of London replaces the 2016 version

All Local Plans in London are required to conform with London Plan policies

After a year's delay Mayor Sadiq Khan 'published' the New London Plan on December 21st.

Secretary of State Robert Jenrick had 'directed' that the Plan must include some final changes.

Late changes to the London Plan

Policy D9 Tall buildings

- 3) Tall buildings should only be developed in locations that are identified **as suitable** in Development Plans.

This Direction is designed to ensure that there is clear policy against tall buildings outside any areas that boroughs determine are appropriate for tall buildings, whilst ensuring that the concept of gentle density is embedded London wide.

Any other business and notes of December 1st
meeting?

Any other business

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