

DELEGATED DETAILS DECISION

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE DCLG

Report of the Head of Planning, Building Control, Sport & Green Spaces

Address THE OLD VINYL FACTORY BLYTH ROAD HAYES

Development: Details pursuant to conditions 18 (Energy Assessment) and 19 (BREEAM) for Phase 2, The Material Store, of planning permission ref: 59872/APP/2013/3775, dated 31/07/2014 (Variation of condition 4 of outline planning application for a mixed use development of the Old Vinyl Factory site)

LBH Ref Nos: 59872/APP/2015/1304

Drawing Nos: Condition 19 Compliance Report
Planning Energy Report
Covering Letter

Date of receipt: 13/04/2015 **Date(s) of Amendment(s):**

1. MAIN PLANNING CONSIDERATIONS

The whole of Old Vinyl Factory (TOVF) site consists of approximately 6.6 hectares of land set in an irregular quadrilateral shaped site. The multi-phase site was originally constructed between 1907 and 1935 by the Gramophone Company and was later the production centre of EMI Ltd, producing the majority of vinyl records for distribution worldwide. Associated record production works had ceased by the 1980s after which time the site has been largely vacant with many buildings falling into disrepair.

The wider site is bounded by Blyth Road to the north and by the Great Western Mainline railway to the South, with Hayes and Harlington rail station 420 metres to the east of the site. Opposite the site on Blyth Road lies the Grade II Listed Enterprise House, an eight storey office building, together with a variety of industrial and office buildings. The wider area is a mixture of residential, industrial and office uses with Hayes Town Centre located to the northeast of the site.

Planning permission 59872/APP/2012/1838 was granted 19/04/2012, for outline planning application for a mixed use development of the Old Vinyl Factory site including the demolition of up to 12,643 sqm of buildings and construction of up to 112,953 sqm (112,953 sqm includes the retention and re-use of 784 sqm of the Power House and 901 sqm Pressing Plant) of new floorspace. Uses to include up to 510 residential units (maximum area of 49,000 sqm GEA), up to 7,886 sqm of new B1 floorspace, up to 4,000 sqm of A class uses (A1, A2, A3, A4, A5), up to 4,700 sqm of D1 and D2 uses, an energy centre (up to 950 sqm), car parking, works to access and creation of new accesses and landscaping.

Application reference 59872/APP/2013/3775 granted a variation of the original outline permission to allow variations to phasing of approved development to allow the Boilerhouse and the Material Store to come forward as Phases 1 and 2, and to allow the Veneer Store and/or Record Stack car parks to come forward earlier than in the approved phasing.

This application seeks to discharge Condition 18 for for Phase 8, The Material Store, which is detailed below:

CONDITION 18

- a) Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of each phase, a detailed energy assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall demonstrate how the relevant phase will reduce regulated CO2 emissions by 25% and comply with the Outline Energy Statement (report no. 5319.003.006 MTT. July 2012).
- b) The assessment shall demonstrate that any residential units will achieve the mandatory CO2 emissions requirement for Code for Sustainable Homes Level 4. It will also demonstrate how the energy strategy will contribute to all non-residential development achieving a minimum of BREEAM Very Good (with the relevant credits awarded for a minimum of a 25% CO2 reduction) unless otherwise agreed in writing by the Local Planning Authority.
- c) Roof plans to show PVs for each building contained within the relevant phase, demonstrating compliance with the detailed energy assessment.

REASON

To ensure the development contributes a minimum 25% reduction in regulated CO2 emissions in accordance with policy 5.2 of the London Plan (July 2011).

CONDITION 19

Unless otherwise agreed in writing by the Local Planning Authority, prior to the commencement of each phase of development plans and details of each building within the relevant phase shall be submitted to the Local Planning Authority for approval in writing. The plans and details shall demonstrate that each residential building will achieve a minimum standard of Code for Sustainable Homes Level 4 and each non-residential building achieving BREEAM 'Very Good'.

The development must be completed in accordance with the approved details and the applicant shall ensure that completion stage certificates have been attained and provided to the Council within 3 months of the first operation of the CHP Unit or within 3 months of completion of the phase, whichever is later.

REASON

To ensure that the objectives of sustainable development in accordance with policies 5.1 and 5.3 of the London Plan (July 2011).

Officer comments:

The details relating to conditions 18 and 19 have been reviewed by the Council's Sustainability Officer, who raises no objection to the discharge of the conditions.

Conclusion:

The application has been reviewed by the relevant consultees and no objection has been raised to the submitted details. Accordingly, it is recommended that the conditions be discharged.

2. RECOMMENDATION

APPROVAL

INFORMATIVES

Contact Officer: Ed Laughton

Telephone No: 01895 250230