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## RECOMMENDATION LDD MONITORING FORM REQUIRED

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This document shows the case officer's recommended decision for the application referred to below.  
This document is not a decision notice for this application.

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<b>Applicant</b>	Notting Hill Housing Trust	<b>Reg. Number</b>	14/AP/3844
<b>Application Type</b>	Outline Planning Permission	<b>Case</b>	TP/H1059
<b>Recommendation</b>	Grant subject to Legal Agreement and GLA	<b>Number</b>	

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### Draft of Decision Notice

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#### **Planning Permission was GRANTED for the following development:**

Outline application for: demolition of existing buildings and phased redevelopment to provide a mixed use development over 18 development plots comprising a number of buildings ranging between 2 to 20 storeys in height (12.45m - 68.85m AOD) with capacity for up to 2,745 residential units (Class C3), up to 2,500sqm of employment use (Class B1); up to 500sqm of retail space (Class A1); 3,100 to 4,750sqm of community use; medical centre and early years facility (Class D1); in addition to up to 3,000sqm flexible retail use (Class A1/A3/A4) or workspace use (Class B1); new landscaping; parks, public realm; energy centre; gas pressure reduction station; up to 1,098 car parking spaces; cycle parking; landscaping and associated works.

The application is accompanied by an Environmental Statement pursuant to the Town and Country Planning Regulations (Environmental Impact Assessment) 2011.

**At:** AYLESBURY ESTATE, LAND BOUNDED BY ALBANY ROAD, PORTLAND STREET, BAGSHOT STREET, ALVEY STREET, EAST STREET AND DAWES STREET, LONDON SE17

**In accordance with application received on 13/10/2014**

#### Planning Documents

Design & Access Statement: Masterplan Application v1 and Design & Access Statement Addendum v1, Design Code dated February 2015, Aylesbury Estate Development specification dated February 2015, Landscape Strategy: Masterplan Application v1 and Landscape Strategy Addendum v1, Arboricultural Impact Assessment prepared by Tamala Trees: Masterplan September 2014, Tree Strategy v1 and Tree Strategy addendum v1, Planning Statement dated February 2015, Affordable Housing Statement dated February 2015, Energy Assessment and District Heating Study – Version 2 dated February 2015, Transport Assessment and Addendum to Transport Assessment dated February 2015, Site Waste Management Strategy and Addendum to Site Wide Waste Management Strategy dated February 2015, Flood Risk Assessment v1, Sustainability Statement v1, Statement of Community Involvement, Environmental Statement Volumes 1-4 (and addendum February 2015), Townscape and Visual Impact Assessment Addendum, Non-technical summary and Addendum to Non-Technical Summary of the Environmental Statement dated February 2015.

#### Planning Drawings

NHH-AES M2 IP 01 Development Parcels and Subplots (dated February 2015)  
NHH-AES M2 IP 02 Demolition Stages (dated February 2015)  
NHH-AES M2 PP 01 Extent of Masterplan Planning Application (dated February 2015)  
NHH-AES M2 PP 02 Access (dated February 2015)  
NHH-AES M2 PP 03 Circulation (dated February 2015)  
NHH-AES M2 PP 04 Development Parcel Extents (dated February 2015)  
NHH-AES M2 PP 05 Publicly Accessible Open Space (dated February 2015)  
NHH-AES M2 PP 06 Ground Floor Land Uses (dated February 2015)  
NHH-AES M2 PP 07 Maximum Building Heights (dated February 2015)  
NHH-AES M2 PP 08 Maximum Basement Area (dated February 2015)  
NHH-AES M2 PP 09 Development Phasing (dated February 2015)  
NHH-AES MPL M2 2900 Illustrative Masterplan (dated February 2015) Revision B  
NHH-AES MPL M2 2901 Existing Trees Retained (received February 2015)

**Subject to conditions:**

**Pre-commencement condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work in connection with implementing this permission is commenced.

- 1 These conditions will be attached as an addendum to the committee agenda.

**Commencement of works above grade** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before any work above grade is commenced. The term 'above grade' here means any works above ground level.

- 2 These conditions will be attached as an addendum to the committee agenda.

**Pre-occupation condition(s)** - the details required to be submitted for approval by the condition(s) listed below must be submitted to and approved by the council before the building(s) hereby permitted are occupied or the use hereby permitted is commenced.

- 3 These conditions will be attached as an addendum to the committee agenda.

**Compliance condition(s)** - the following condition(s) impose restrictions and/or other requirements that must be complied with at all times once the permission has been implemented.

- 4 These conditions will be attached as an addendum to the committee agenda.