

Officer's Report

Application Number	HGY/2022/4047
Type	Approval of details reserved by a condition
Location	High Road West, London
Proposal	Approval of details pursuant to Condition 88 (Business and Community Liaison Construction Group) attached to planning permission HGY/2021/3175
Case Officer	Philip Elliott
Valid Date	08/11/2022
Applicant	C/O Agent
Agent	Mr Archie Halls

RECOMMENDATION

Approve

2. APPROVED DEVELOPMENT

Hybrid Planning application was granted on 31/08/2022 for the following –

- 1) Outline component comprising demolition of existing buildings and creation of new mixed-use development including residential (Use Class C3), commercial, business & service (Use Class E), business (Use Class B2 and B8), leisure (Use Class E), community uses (Use Class F1/F2), and Sui Generis uses together with creation of new public square, park & associated access, parking, and public realm works with matters of layout, scale, appearance, landscaping, and access within the site reserved for subsequent approval; and
- 2) Detailed component comprising Plot A including demolition of existing buildings and creation of new residential floorspace (Use Class C3) together with landscaping, parking, and other associated works.

3. ANALYSIS/ASSESSMENT

Condition 88 reads:

88. Business and Community Liaison Construction Group (PRE-COMMENCEMENT)

- (a) For the duration of the demolition and construction works the developer and its contractors shall establish and maintain a Liaison Group having the purpose of:
- i. informing local residents and businesses of the design and development proposals;
 - ii. informing local residents and businesses of progress of preconstruction and construction activities;
 - iii. considering methods of working such as hours and site traffic;
 - iv. providing local residents and businesses with an initial contact for information relating to the development and for comments or complaints regarding the development with the view of resolving any concerns that might arise;
 - v. providing advanced notice of exceptional works or deliveries; and

vi. providing telephone contacts for resident's advice and concerns.

The terms of reference for the Liaison Group, including frequency of meetings, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The development shall thereafter be carried out in accordance with the approved details.

REASON: In order to ensure satisfactory communication with residents, businesses and local stakeholders throughout the construction of the development.

Pursuant to Condition 88, the applicant has submitted a Business and Community Liaison Construction Group terms of reference including an estimated frequency of meetings. The submission would ensure satisfactory communication with residents, businesses, and local stakeholders throughout the construction of the development as required by the condition.

4. RECOMMENDATION

APPROVE BUSINESS AND COMMUNITY LIAISON CONSTRUCTION GROUP DETAILS
RESERVED BY CONDITION 88 ATTACHED TO HGY/2021/3175.

As shown on approved drawings/documents:

- HIGH ROAD WEST Whitehall Mews Business and Community Liaison Construction Group sent 16/12/2022