



A Quod project sheet

North Kensington Gate (South Site) Old Oak Common

Role

Quod acted on behalf of City and Docklands to secure a resolution to grant for a residential-led, mixed-use development in the Old Oak and Park Royal Development Corporation ('OPDC') Opportunity Area. This detailed planning application amended an extant consent at the Site, granted for the previous owner of the Site.

The development will provide a 24-storey tower, 208 new homes (an uplift of 44 homes when compared to the extant consent), an improved affordable housing offer, and an improved commercial floorspace offer.

A detailed application was required following a Court of Appeal (Finney v Welsh Ministers) decision meaning Section 73 applications could no longer amend description of developments. With a tight description of development, and a local authority understandably unwilling to be a test case for alternative amendment routes, it was agreed that the best route to amend the application was a new detailed consent.

The design vision for the new NKG application remained principally as originally set out, with the original architects, Allies and Morrison, retained. The amendments by City & Docklands sought to react to market demand through the provision of additional private and affordable homes, principally within the already consented massing.

The development will also provide more one and two-bedroom homes for young professions and local key workers are proposed, to align with affordability requirements. The offer of three-bed family homes is also improved, providing larger and additional three-bed homes.

Description

24-storey tower building, containing 208 residential units including affordable housing and flexible ground floor commercial space

Client

City and Docklands

Planning Authority

Hammersmith and Fulham

Expertise

Planning	✓
CIL	✓
Environmental Planning	✓
Development Economics	✓
Socio-economic	✓
Infrastructure	
Strategic Land Promotion	
Regeneration	✓
CPO	

Project Type

Infrastructure	
Major Mixed Use	✓
Residential	✓
Retail & Commercial	✓
Industrial, Logistics and Warehousing	



Quod's Planning, Development Economics, Socio-Economics and Environmental teams worked closely with the Greater London Authority (GLA), the OPDC and other statutory consultees to get to a positive resolution. These discussions included, amongst other matters, formulating the affordable housing offer and package of development contributions, whilst ensuring a viable outcome for the client.

City and Docklands will also be bringing forward the Mitre Yard site (on the opposite side of Scrubs Lane) which will deliver a further 241 dwellings (with planning permission at Mitre Yard also delivered by Quod).