

Statement of Common Ground between London Borough of Ealing and Places for London: 03AC Ealing Common Depot

1. Introduction

This Statement of Common Ground (SoCG) is jointly prepared by the London Borough of Ealing (Ealing Council) and Places for London (Places) to support the preparation of Ealing's Local Plan. It sets out the agreed position between the two parties regarding site allocation 03AC Ealing Common Depot.

2. Purpose

Ealing Council and Places agree that 03AC Ealing Common Depot is subject to exceptional constraints resulting from the need to accommodate the existing museum storage depot in any redevelopment, either onsite or by means of funded relocation. This, along with the relocation and working around a number of other London Underground assets, affects site deliverability. These can be addressed by main modifications to the proposed site allocation as set out in section 3. Subject to these modifications both parties support the allocation.

3. Proposed Main Modifications

TALL BUILDINGS

The site is ~~not~~ in principle suitable for tall buildings. ~~The threshold height for a tall building is 7 storeys (24.5 metres).~~ Exact heights will be subject to a design-led approach and detailed heritage and townscape analysis at planning application stage, taking into account the particular constraint of impacts upon Kew Gardens.

CONTEXTUAL CONSIDERATIONS

There is potential for this site to affect the broader setting of Kew Gardens and so assessment will be required at planning application stage in accordance with the UNESCO guidance and toolkit.

DESIGN PRINCIPLES

Limit to Building height to 6 storeys (21m) should reflect the constraint of relocating the

existing museum storage depot, it is anticipated that the highest elements are situated to

the north and west of the site, alongside the railway line, subject to further testing at the application stage.

4. Signatories

Signed on behalf of:

London Borough of Ealing

Name: Steve Barton



Title: Strategic Planning Manager, Ealing Council

Date: 12/12/2025

Places for London

Name: Brendan Hodges



Title: Planning Manager

Date: 12/12/2025