

NOTICE OF PLANNING DECISION

Mr L Pulham
Red and White
1 Mills Court
Shoreditch
EC2A 3BF

Ealing Council
Perceval House
14-16 Uxbridge Road
London
W5 2HL

Your Ref:
**141-143 Northfield Avenue
W13**

Our Ref:
222390FUL

Direct line: Date:
020 8825 6600 DRAFT

Dear Sir/Madam

Your application has been considered in accordance with the provisions of the Town and Country Planning Act 1990 (as amended) and its Orders:

Application Received: 30.05.2022

Drawings/Schedules References:

21-059-E01 (Existing OS Plan), 21-059-E02 (Existing Ground Floor Plan), 21-059-E03 (Existing First Floor Plan), 21-059-E04 (Existing Roof Plan), 21-059-E05 (Existing Street Elevation - Northfield Avenue), 21-059-E06 (Existing Front Elevation - West Facing), 21-059-E07 (Existing Rear Elevation - East Facing), 21-059-E08 (Existing Section A-A), 21-059-P02 Revision A (Proposed Ground Floor Plan - As Existing), 21-059-P03 Revision A (Proposed First Floor Plan), 21-059-P04 Revision A (Proposed Second Floor Plan), 21-059-P05 Revision A (Proposed Loft Plan), 21-059-P07 Revision A (Proposed Street Elevation - Northfield Avenue), 21-059-P08 Revision A (Proposed Front Elevation - West Facing), 21-059-P09 Revision A (Proposed Rear Elevation - East Facing), 21-059-P10 Revision A (Proposed Section A-A) and Planning, Design & Access Statement prepared by Red + White,

Site: 141-143 Northfield Avenue West Ealing London W13 9QT

Proposal: Construction of a second floor and habitable loft space to accommodate 3no. self-contained residential units

The Council give notice that permission is **GRANTED** subject to the conditions and informatives presented on the attached pages.

Yours faithfully

DRAFT

Chief Planning Officer
Decision Date: - DRAFT

1 The development to which this permission relates shall be begun not later than the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town & Country Planning Act 1990.

2 The development hereby approved shall be carried out in accordance with the following drawings: 21-059-E01 (Existing OS Plan), 21-059-E02 (Existing Ground Floor Plan), 21-059-E03 (Existing First Floor Plan), 21-059-E04 (Existing Roof Plan), 21-059-E05 (Existing Street Elevation - Northfield Avenue), 21-059-E06 (Existing Front Elevation - West Facing), 21-059-E07 (Existing Rear Elevation - East Facing), 21-059-E08 (Existing Section A-A), 21-059-P02 Revision A (Proposed Ground Floor Plan - As Existing), 21-059-P03 Revision A (Proposed First Floor Plan), 21-059-P04 Revision A (Proposed Second Floor Plan), 21-059-P05 Revision A (Proposed Loft Plan), 21-059-P07 Revision A (Proposed Street Elevation - Northfield Avenue), 21-059-P08 Revision A (Proposed Front Elevation - West Facing), 21-059-P09 Revision A (Proposed Rear Elevation - East Facing), 21-059-P10 Revision A (Proposed Section A-A) and Planning, Design & Access Statement prepared by Red + White.

Reason: For the avoidance of doubt, and in the interests of proper planning.

3 Notwithstanding any information submitted with this application, details of the materials to be used for the external surfaces of the development shall be submitted to and approved in writing by the Local Planning Authority before any part of the development hereby approved is commenced (excluding initial site clearance, demolition and ground works). The details shall be fully implemented as approved.

Reason: To ensure that the materials harmonise with the surroundings, in accordance with policies 1.1 & 1.2 of the Ealing Core Strategy (2012), policies 7.4 & 7B of the Ealing Development Management Development Plan Document (2013), policies D3 and D4 of the London Plan (2021) and the National Planning Policy Framework (2021).

4 The cycle storage areas identified in the approved drawings listed under condition 2 shall be brought into use prior to the first occupation of the hereby approved flats and shall be permanently retained for the lifetime of the development.

Reason: To provide adequate cycle storage facilities for future occupiers in accordance with policy T5 of the London Plan (2021).

5 Prior to the first occupation of the hereby approved development, details of the refuse and recycling storage within the flats, and servicing shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the number and capacity of bins, the location of storage within the units, the location of external storage on collection days and the frequency of collections. The approved details shall be implemented on the first occupation of the hereby approved development and shall be permanently retained thereafter.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling material, in accordance with policy SI 7 of the London Plan (2021).

6 Prior to commencement of the development (except for initial site clearance, demolition and ground works), a noise assessment of external noise levels from transport and industrial/ commercial/ cultural sources, having regard to the assessment standards of the Council's SPG10 including aircraft noise (worst mode aircraft 1-day noise contour predicted for 2016 (57dB) as per Section 6 SPG10), shall be submitted to and approved by the Council in writing.

Details shall include the sound insulation of the building envelope including glazing specifications (laboratory tested including frames, seals and any integral ventilators, approved in accordance with BS EN ISO 10140-2:2010) and of acoustically attenuated mechanical ventilation and cooling as necessary (with air intake from the cleanest aspect of the building and details of self-noise) to achieve internal noise limits specified in SPG10. Details shall confirm that noise limits specified in BS8233:2014 will not be exceeded. Approved details shall be implemented prior to the first occupation of the development and shall be permanently retained thereafter.

Reason: In the interests of the living conditions of the future occupiers of the units in accordance with policies 1.1 and 1.2 of the Ealing Development (Core) Strategy (2012), policies 7A & 7B of the Ealing Development Management Development Plan Document (2013), policies D6 & D14 of the London Plan (2021), Ealing SPG10 and the National Planning Policy Framework (2021).

7 Prior to commencement of the development (except for initial site clearance, demolition and ground works), details shall be submitted to and approved by the Council in writing, of an enhanced sound insulation value of at least 5dB above the maximum Building Regulations value, for the floor/ceiling /wall structures separating different types of rooms/uses in adjoining dwellings, namely, kitchen/living/dining/bathroom above/below bedroom/space of separate dwellings. The assessment and mitigation measures shall be based on standards of the Council's SPG10 and the criteria of BS8233:2014. Approved details shall be implemented prior to occupation of the development and thereafter be permanently retained.

Reason: In the interests of the living conditions of the future occupiers of the units in accordance with policies 1.1 and 1.2 of the Ealing Development (Core) Strategy (2012), policies 7A & 7B of the Ealing Development Management Development Plan Document (2013), policies D6 & D14 of the London Plan (2021), Ealing SPG10 and the National Planning Policy Framework (2021).

8 The individual and combined external sound level emitted from plant, machinery or equipment at the development site shall be lower than the lowest existing background sound level by at least 10dBA, as measured at/ calculated to the nearest and most affected noise sensitive premises at the development site and at surrounding premises. The assessment shall be made in accordance with BS4142:2014, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise and vibration, in accordance with policies D6 and D14 of the London Plan (2021), policies 3.5 and 7A of the Ealing Development Management DPD (2013) and SPG10.

9 Prior to use, machinery, plant or equipment/ extraction/ ventilation system and ducting at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise and vibration, in accordance with policies D6 and D14 of the London Plan (2021), policies 3.5 and 7A of the Ealing Development Management DPD (2013) and SPG10.

10 Prior to commencement of the development hereby approved, a demolition method statement, excavation method statement and construction management plan shall be submitted to and approved by the Council in writing. Details shall include the following:

- a) Control measures for:
 - i. Noise and vibration (according to Approved CoP BS 5228-1 and - 2:2009+A1:2014)
 - ii. Dust (according to Supplementary Planning Guidance by the GLA (2014) for The Control of Dust and Emissions during Construction and Demolition)
 - iii. Lighting ('Guidance Note 01/20 For The Reduction Of Obtrusive Light' by the Institution of Lighting Professionals)
 - iv. Hours of work and all associated activities audible beyond the site boundary restricted to 0800-1800hrs Mondays to Fridays and 0800 -1300 Saturdays (except no work on public holidays)
 - v. Neighbour liaison, notifications to interested parties and
 - vi. Public display of contact details including accessible phone numbers for persons responsible for the site works for the duration of the works
- b) Schedule of works, with anticipated time frames
- c) Swept path analysis and turning manoeuvres for heavy goods vehicles
- d) Delivery loading/unloading locations
- e) Pre-construction highway survey
- f) Delivery vehicle routes to and from the site
- g) Anticipated delivery schedule, including frequency and timings (to avoid peak hours), and delivery locations

- h) Material storage locations
- i) Traffic management during deliveries, where necessary
- j) The number of on-site construction works and details of their transport options and parking facilities
- k) Any temporary road measures, including pedestrian and cyclist diversions, where necessary

Reason: In the interests of the amenity of adjoining occupiers and to minimise highway and traffic impact during the course of the works, in accordance with policies 7A, 7B and 7.15 of the Ealing Development Management DPD (2013), policies 1.1 (e) (j) 1.2 (f), 2.1 (c) and 2.10 of the Ealing Core Strategy (2012), policies D6, D10, D14, SI1, T3 and T7 of the London Plan (2021), the Greater London Authority Best Practice Guidance 'The Control of Dust and Emissions from Construction and Demolition (2006), and BS 5228-1:2009 - Code of practice for noise & vibration control on construction & open sites-Part 1: Noise density.

DRAFT

Reference No. 222390FUL

The following items are also brought to the applicant's attention:

INFORMATIVES:

- 1 The decision to grant planning permission has been taken having regard to the policies and proposals in the National Planning Policy Framework (2021), the London Plan (2021), the Ealing Development (Core) Strategy (2012), the Ealing Development Management DPD (2013) and to all relevant material considerations:

NPPF - National Planning Policy Framework (2021)

London Plan (2021)

- GG1 Building Strong and Inclusive Communities
- GG2 Making the Best Use of Land
- GG4 Delivering the Homes Londoners Need
- D3 Optimising Site Capacity Through the Design-Led Approach
- D4 Delivering Good Design
- D5 Inclusive Design
- D6 Housing Quality and Standards
- D7 Accessible Housing
- D8 Public Realm
- D14 Noise
- H1 Increasing Housing Supply
- H2 Small Sites
- G4 Open Space
- G5 Urban Greening
- SI 1 Improving Air Quality
- SI 2 Minimising Greenhouse Gas Emissions
- SI 7 Reducing Waste and Supporting the Circular Economy
- SI 8 Waste Capacity and Net Waste Self-Sufficiency
- SI 13 Sustainable Drainage
- T3 Transport Capacity, Connectivity and Safeguarding
- T4 Assessing and Mitigating Transport Impacts
- T5 Cycling
- T6 Car Parking
- T6.1 Residential Parking
- T7 Deliveries, Servicing and Construction

Ealing Development (Core) Strategy (2012)

- 1.1 Spatial Vision for Ealing;(a), (b), (e), (f), (g), (h), (j)
- 1.2 Delivery of the Vision for Ealing 2026 (g), (h)
- 2.1 Realising the potential of the Uxbridge Road / Crossrail Corridor (a) (c)
- 2.10 Residential Neighbourhoods
- 3.8 Residential Neighbourhoods
- 6.4 Planning Obligations and Legal Agreements

Ealing Development Management DPD (2013)

- 3.4 Optimising Housing Potential
- 3.5 Quality and Design of Housing Development
- 6.13 Parking
- 7.3 Designing Out Crime
- 7.4 Local Character
- 7A Amenity
- 7B Design Amenity
- 7D Open Space

Other Material Documentation:

Interim SPD 4 Residential Extensions

Interim SPG 4 Refuse and Recycling Facilities

Interim SPG 10 Noise and Vibration

Ealing Council Waste Management Guidelines for Architects and Developers

The Technical Housing Standards - Nationally Described Space Standards (March 2015)

London Housing SPG

In reaching the decision to grant consent, specific consideration was given to the impact of the planning application on the amenity of neighbouring dwellings, the appearance and character of the property within the local area. The proposal is considered acceptable on these grounds, and is also considered to comply with the relevant policies in the adopted Ealing Development Management. It is not considered that there are any other material considerations in this case that would warrant a refusal of the application.

- 2 The Council's Environmental Health Service has powers to control noise and disturbance during buildings works. It considers that normal and reasonable working hours for building sites are 8.00 am to 6.00 pm Monday to Friday, from 8.00 am to 1.00 pm on Saturday and not at all on Sunday or Public Holidays. If any activities take place on the site beyond these times which give rise to noise audible outside the site the Council is likely to take action requiring these activities to cease.
- 3 The applicant is advised that the Building Regulations are legal requirements that apply to building work and are aimed at achieving minimum standards of construction to ensure the health and safety of people in or around buildings, including fire safety.

Approval under the Building Regulations is requirement and you are advised to seek the advice of the Council's Building Control Service or an Approved Inspector prior to the commencement of works.

For more information on Building Regulations, please follow the link - https://www.ealing.gov.uk/info/201156/building_control

- 4 The developer/applicant is hereby advised to remove all site notices on or near the site that were displayed in pursuant to the application.
- 5 At least 21 days prior to the commencement of any site works, all occupiers surrounding the site should be notified in writing of the nature and duration of

works to be undertaken. The name and contact details of persons responsible for the site works should be signposted at the site and made available for enquiries and complaints for the entire duration of the works. Updates of work should be provided regularly to affected neighbours. Any complaints should be properly addressed as quickly as possible.

- 6 No waste materials should be burnt on site of the development hereby approved.
- 7 Best Practicable Means (BPM) should be used during construction and demolition works, including low vibration methods and silenced equipment and machinery, control and monitoring measures of noise, vibration, delivery locations, restriction of hours of work and all associated activities audible beyond the site boundary, in accordance with the Approved Codes of Practice of BS 5228-1 and -2:2009+A1:2014 Codes of practice for noise and vibration control on construction and open sites.

DRAFT

Notes

If you are not the applicant, please make sure that these notes are drawn to his/her attention.

Please note that this decision DOES NOT imply any consent, which may be required under the **Building Regulations** or under any enactment or provision other than Section 57 of the **Town and Country Planning Act 1990**. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the **Party Wall etc. Act 1996**.

Rights of Applicants Aggrieved by Decisions of the Local Planning Authority

1. Appeals to the Secretary of State

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development, or to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment, Transport and the Regions, under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within **six months of the date of this notice**.

Appeals must be made using a form which you can get from the Planning Inspectorate using a form which can be downloaded from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-inspectorate>.

The Secretary of State can allow a longer period for the giving of a notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order, and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

2. Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and the Regions refuse permission to develop land, or grants it subject to conditions, whether by the local planning authority or the Secretary of State, the owner may claim that he can neither put the land to reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the London Borough of Ealing. This notice will require the Council to purchase his interest in the

land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

3. Compensation

In certain circumstances, compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 114 of the Town and Country Planning Act 1990.