

NOTICE OF PLANNING DECISION

Dr Qaaid Al-Saraify
Arch Lucids Ltd
27 York Avenue
HA7 2HT

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

Reference Number:
223111FUL

Direct line: Date:
020 8825 6600 21.10.2022

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: 01.08.2022

Drawings/Schedules References:

Location Plan; Block Plan Rev. 02; Existing Ground, First Floor Plans and Roof Plan Rev. 3; Existing Loft and Roof Plans; Existing Elevations; Existing Section; Proposed Ground Floor Plan; Proposed Elevations Rev. 02; Proposed Section,

Site: 14 Elm Tree Close Northolt Middlesex UB5 6AR

Proposal: Construction of two-storey attached dwellinghouse (following demolition of existing side extension)

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

Yours faithfully



Head of Development Management
Decision Date: - 21.10.2022

Please ensure that the site notices in relation to the above planning application reference are removed immediately to support Ealing Council in maintaining the quality and cleanliness of the public realm.

CONDITIONS:

1 The development permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In order to comply with the provisions of the Town and Country Planning Act 1990 (as amended).

2 The development hereby approved shall be carried out in accordance with drawing titles: Location Plan; Block Plan Rev. 02; Existing Ground, First Floor Plans and Roof Plan Rev. 3; Existing Loft and Roof Plans; Existing Elevations; Existing Section; Proposed Ground Floor Plan; Proposed Elevations Rev. 02; Proposed Section.

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

3 Notwithstanding the details shown on the approved plans, all external materials to be used in the development shall match the appearance of those of the existing building on this site.

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 and 7B of the Ealing Development Management Development Plan Document (2013), policy D4 of the London Plan (2021), and the National Planning Policy Framework (2021).

4 Notwithstanding the details shown on the approved plans, no windows or other openings shall be formed in the walls or roof of the buildings.

Reason: To protect residential amenity in accordance with policies 1.1, 1.2 & 3.8 of the Ealing Core Strategy (2012), policies 7.4 & 7B of the Ealing Development Management Development Plan Document (2013), policy D4 of the London Plan (2021), and the National Planning Policy Framework (2021).

5 Notwithstanding the provisions of Classes A, B, C, D and E of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended), no extensions or works as specified in the stated classed shall be carried out without the prior permission of the Local Planning Authority, obtained through the submission of a planning application.

Reason: To prevent the overdevelopment of the site and to safeguard the living conditions of adjoining properties and visual appearance of the building.

6 Prior to first occupation, 2 covered and secured cycle parking spaces shall be implemented as shown on the approved plans and shall be retained thereafter.

Reason: In the interests of the adequate cycle storage, to protect the living conditions of occupiers of the area and in the interests of highway and pedestrian

safety all in accordance with policies 1.1 (e) and 6.1 of the Ealing Core Strategy (2012), policy 7A of the Ealing Development Management Development Plan Document (2013), policy T5 of the London Plan (2021) and the National Planning Policy Framework (2021).

7 Prior to first occupation, the refuse and recycling storage areas shall be implemented in accordance with the submitted documentation and Council Policy and retained thereafter.

Reason: To protect the living conditions of occupiers of the area and in the interests of the future occupants of the development in accordance with policies with policies 3.5 and 7B of the Ealing Development Management Plan (2013), policy 1.1 (e) of the Adopted Ealing Development (Core) Strategy and policy SI8 of the London Plan (2021).

8 Prior to first occupation, the amenity spaces, hard and soft landscaping and boundary treatments shall be installed and retained thereafter.

Reason: To protect the living conditions of occupiers of the area and in the interests of the future occupants of the development in accordance with policies with policies 3.5 and 7B of the Ealing Development Management Plan (2013), policy 1.1 (e) of the Adopted Ealing Development (Core) Strategy and policy SI8 of the London Plan (2021).

9 Control measures shall ensure that the following standards are implemented

- noise and vibration (according to Approved CoP BS 5228-1 and - 2:2009+A1:2014),
- dust (according to Supplementary Planning Guidance by the GLA (2014) for The Control of Dust and Emissions during Construction and Demolition),
- lighting ('Guidance Note 01/20 For The Reduction Of Obtrusive Light' by the Institution of Lighting Professionals),
- hours of work and all associated activities audible beyond the site boundary restricted to 0800-1800hrs Mondays to Fridays, 0800 -1300 Saturdays (no work on public holidays),
- notifications of works to interested parties and regular neighbour liaison, - public display of contact details including accessible phone numbers for persons responsible for the site works for the duration of the works in case of emergencies or complaints.

Reason: To ensure that the amenity of occupiers of the development site is not adversely affected by noise, vibration, dust lighting or other emissions from the site, in accordance with Standard 30 of the Ealing Council's SPG 10 and policies D13, D14 of the London Plan (2021), and BS 5228-1:2009 - Code of practice for noise and vibration control on construction & open sites - Part 1: Noise'.

10 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 is not adversely affected by noise, in accordance with Standard 30 of the Ealing Council's SPG 10 and policies D13, D14 of the London Plan (2021), and BS 5228-1:2009 - Code of practice for noise and vibration control on construction & open sites - Part 1: Noise'.

11 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 from mechanical installations/ equipment, in accordance with Standard 30 of the Ealing Council's SPG 10 and policies D13, D14 of the London Plan (2021), and BS 5228-1:2009 - Code of practice for noise and vibration control on construction & open sites - Part 1: Noise'.

INFORMATIVES:

- 1 The decision to grant planning permission has been taken having regard to national policy, the London Plan (2021), the policies and proposals in the Ealing Local Plan and to all relevant material considerations including Supplementary Planning Guidance:

National Planning Policy Framework (2021)

Development Strategy 2026 (2012)

1.1 Spatial Vision for Ealing 2026

1.2 Delivery of the Vision for Ealing

2.10 Residential Neighbourhoods

Development Management DPD (2013)

3.5 Quality and design of housing developments

6.13 Parking

7.4 Local Character

7A Amenity

7B Design Amenity

London Plan (2021)

Chapter 3: Design

Policy D3 Optimising site capacity through the design led approach

Policy D4 Delivering good design
Policy D5 Inclusive design
Policy D6 Housing quality and standards
Policy D14 Noise
 Chapter 4: Housing
 H1 Increasing housing supply
 Chapter 9: Sustainable Infrastructure
 Policy SI1 Improving air quality
 Policy SI8 Waste capacity and net waste self-sufficiency
 Chapter 10: Transport
 Policy T4 Assessing and mitigating transport impacts
 Policy T5 Cycling

Other material documentation:

SPG 4 Air Quality, Refuse and Recycling
SPG 10 Noise and vibration
Technical housing standards - Nationally described space standard (2015)

In reaching this decision, specific consideration was given to the principle of the proposal and the impact of the proposed development the character of the area, on neighbouring occupiers, the quality of living accommodation for future occupants and transportation network implications. It is considered, that subject to appropriate safeguarding conditions; given the nature of the proposed development and having considered all objections/comments received from interested parties to date and all relevant policy guidance; that planning permission could reasonably be granted in this case. It is not considered that there are any other material considerations, which would warrant a refusal of the application.

- 2 Construction and demolition works and associated activities at the development including deliveries, collections and staff arrivals audible beyond the site boundary should not occur outside the hours of 0800 - 1800hrs Mondays to Fridays and 0800 - 1300hrs on Saturdays nor at any other times, including Sundays and Public/Bank Holidays.
- 3 Notification to neighbours of demolition/ building works must occur at least 21days 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 and updates of work should be provided regularly. Any complaints should be properly addressed as quickly as possible.
- 4 Best Practicable Means (BPM) should be used in controlling dust emissions, in accordance with the Supplementary Planning Guidance by the GLA (2014) for The Control of Dust and Emissions during Construction and Demolition.
- 5 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 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites.

- 6 The developer/applicant is hereby advised to remove all site notices on or near the site that were displayed in pursuant to the application.

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.

