

NOTICE OF PLANNING DECISION

Ms Natalie Sully
Evolvearchitecture
2 Sutton Court Road
Chiswick
W4 4NF

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

Your Ref:

Our Ref:
PP/2015/5023

Direct line:
020 8825 6600

Date:
05.04.2016

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: 19.10.2015

Drawings/Schedules References:

14517se-01, 14517se-02, 14517se03, site location plan, 1405-PA01, 1405-PA03, 1405-PA04, received 24/09/2015, 1405-PA02 Rev. A and 1405-PA05 Rev. A, received 01/04/2016.,

Site: R/O 117 Mansell Road Greenford UB6 9EH

Proposal: Construction of 2 x semi-detached dwellings to the side garden and external alterations to the existing dwelling at no. 117 Mansell Road.

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

Yours faithfully



Borough Planner
Decision Date: - 05.04.2016

Reference No. PP/2015/5023

- 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 shall be carried out in accordance with the following drawings:

14517se-01, 14517se-02, 14517se03, site location plan, 1405-PA01, 1405-PA03, 1405-PA04, received 24/09/2015, 1405-PA02 Rev. A and 1405-PA05 Rev. A, received 01/04/2016.

Reason: In the interests of accuracy and proper planning.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development to any dwellinghouse hereby approved under Classes A-H of Part 1 and Classes A - C of Part 2 of Schedule 2 to the said Order shall be carried out or constructed without express planning permission.

Reason: To enable the Local Planning Authority to maintain control over extensions and other alterations to dwellinghouses in the interests of the design and character of the properties, the visual amenities of the locality and amenities of occupiers of neighbouring properties, in accordance with policies 7.1, 7.4 and 7.6 of the London Plan (2015), policies 1.1(h) and 1.2(f) of the Ealing's Development (or Core) Strategy 2012 and policies LV7.4, 7B and 7D of Ealing's Development Management DPD (2013).

- 4 The facing materials of the dwellings hereby approved shall be in accordance with the details and materials legend indicated on the approved drawings and the application documentation, unless alternative samples of materials are submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the materials are of a high-quality specification and make a positive contribution to the street scene and local area, in accordance with policy 7B of Ealing's Development Management DPD (2013), policy 1.1(h) of Ealing's Development (or Core) Strategy 2012 (2012), and policies 7.1 and 7.6 of the London Plan (2015).

- 5 The bicycle storage and refuse and recycling storage facilities indicated on drawing ref: 1405-PA01, 1405-PA04 and 1405-PA05 Rev. A shall be provided before the first occupation of each approved dwellinghouse. These facilities shall be retained for such purpose thereafter.

Reason: To ensure that satisfactory provision is made for the safe storage of bicycles and that there are sufficient facilities for refuse and recycling bins that

are easily accessible to Ealing's Refuse Services, in accordance with policies 5.16, 6.3, 6.9 and 7.5 of the London Plan (2015), policies 3.5, 7A and 7B of Ealing's Development Management DPD and Ealing's adopted Sustainable Transport for New Development SPD.

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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 adopted Ealing Development Management DPD, the adopted Ealing Development (Core) Strategy, the London Plan, the National Planning Policy Framework and Supplementary Planning Guidance and to all relevant material considerations:

National Planning Policy Framework 2012

4 Promoting sustainable transport

6 Delivering a wide choice of high quality homes

7 Requiring good design

8 Promoting healthy communities

London Plan (Consolidated with Alterations since 2011) March 2015

Context and Strategy

1.1 (Delivering the Strategic Vision and Objectives for London)

London's Places

2.6 (Outer London: vision and strategy)

London's People

3.1 (Ensuring equal life chances for all)

3.2 (Improving health and addressing health inequalities)

3.3 (Increasing housing supply)

3.4 (Optimising housing potential)

3.5 (Quality and design of housing developments)

3.8 (Housing choice)

3.9 (Mixed and balanced communities)

3.15 (Coordination of housing development and investment)

London's response to climate change

5.1 (Climate change mitigation)

5.2 (Minimising carbon dioxide emissions)

5.3 (Sustainable design and construction)

5.4A (Electricity and gas supply)

5.10 (Urban greening)

5.12 (Flood risk management)

5.13 (Sustainable drainage)

5.14 (Water quality and wastewater infrastructure)

5.15 (Water use and supplies)

5.17 (Waste capacity)

5.18 (Construction, excavation and demolition waste)

5.21 (Contaminated land)

London's Transport

- 6.1 (Strategic approach)
- 6.3 (Assessing effects of development on transport capacity)
- 6.5 (Funding Crossrail and other strategically important transport infrastructure)
- 6.7 (Better streets and surface transport)
- 6.9 (Cycling)
- 6.10 (Walking)
- 6.13 (Parking)

London's living places and spaces

- 7.1 (Lifetime neighbourhoods)
- 7.2 (An inclusive environment)
- 7.3 (Designing out crime)
- 7.4 (Local character)
- 7.6 (Architecture)
- 7.13 (Safety, security and resilience to emergency)
- 7.14 (Improving air quality)
- 7.21 (Trees and woodlands)

Implementation, monitoring and review

- 8.1 (Implementation)
- 8.2 (Planning Obligations)
- 8.3 (Community Infrastructure Levy)
- 8.4 (Monitoring and Review for London)

London Plan Supplementary Planning Guidance /Documents

- The control of dust and emissions during construction and demolition (July 2014)
- Shaping Neighbourhoods: Character and Context (June 2014)
- Housing (November 2012)
- Accessible London: Achieving an Inclusive Environment (October 2014)
- Sustainable Design and Construction (April 2014)
- Use of planning obligations in the funding of Crossrail, and the Mayoral Community Infrastructure Levy (April 2013)

Ealing's Development (or Core) Strategy 2012

- 1.1 Spatial Vision for Ealing 2026 (a), (e), (f), (g), (h), (i), (j) and (k)
- 1.2 Delivery of the Vision for Ealing 2026 (a), (d), (f), (h) and (m)
- 4.1 Enhance Residential Hinterlands (a) (d)

Ealing's Development Management Development Plan Document 2013

- LV3.4 Optimising Housing Potential
- LV3.5 Quality and Design of Housing Developments
- LV5.2 Minimising Carbon Dioxide Emissions
- LV5.11 Green Roofs and Development Site Environs
- LV5.12 Flood Risk Management
- LV5.21 Contaminated Land
- LV6.13 Parking
- 7A Amenity
- LV7.3 Designing Out Crime

LV7.4 Local Character
7B Design Amenity
EA Presumption in Favour of Sustainable Development

Adopted Supplementary Planning Documents
Sustainable Transport for New Development
Residential Gardens

Interim / Draft Supplementary Planning Guidance
SPG 9: Trees and Development Guidelines
SPG 10: Noise and Vibration

In reaching this decision, specific consideration was given to the design of the development and the impact on the amenity of users of the site and surrounding properties and compliance with the Mayor's internal and external space standards. It is considered that the amenities of neighbouring occupiers and users of the site would be protected, and that the proposal is suitable for the site and surrounding area. The development exceeds the minimum internal and external space standards and is therefore in compliance with the relevant policies in the development plans and there are no other material conditions that would warrant refusal of the application.

- 2 Residential development is liable to pay the Mayor's Community Infrastructure Levy (CIL). The charging system within Ealing is £35 per sqm of gross internal area plus TPI-Index.
- 3 Construction and demolition works, audible beyond the boundary of the site shall only be carried on between the hours of 08:00 - 18:00 Monday to Friday, 08:00 - 13:00 Saturday and at no other times on Sundays and Bank Holidays. The maximum permitted noise levels are:
not greater than 72 dB LAeq,10hr Mondays to Fridays
not greater than 72 dB LAeq,5hr Saturdays
- 4 Vibration from demolition, breaking of concrete and piling etc, as measured in the vertical direction on any floor in surrounding noise sensitive buildings, shall not exceed an overall peak particle velocity level of 1mm/s.
- 5 The proposal would necessitate the reinstatement of the kerb along Mansell Road. These works should be discussed with the Local Highways Authority and the Developer will be liable to pay the costs of the highway reinstatement.
- 6 The impact of dust generation on Local Air Quality during the demolition and construction phase of the permitted development should be minimised by complying with measures as detailed in the current guidance 'The Control of Dust and Emissions during Construction and Demolition', SPG, GLA, July 2014.

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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.