

Planning Considerations

Impact on Character of the Area

The Policy:

The NPPE:

- Section 12 outlines an aim to ensure well designed places and states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

The London Plan:

- Policy D1 encourages Local Authorities to undertake area assessments to define the characteristic, qualities and value of different places within the plan area to develop an understanding of different areas' capacity for growth. These assessments should be used to guide development proposals.

The Local Plan - Core Strategy:

- Appendix 2 within the Core Strategy outlines that "Some redevelopment has taken place in Acton town centre and a number of sites offer opportunities for mixed-use development. Many of the public buildings are also in need of an upgrade. Several high-density residential schemes are under construction or recently completed.

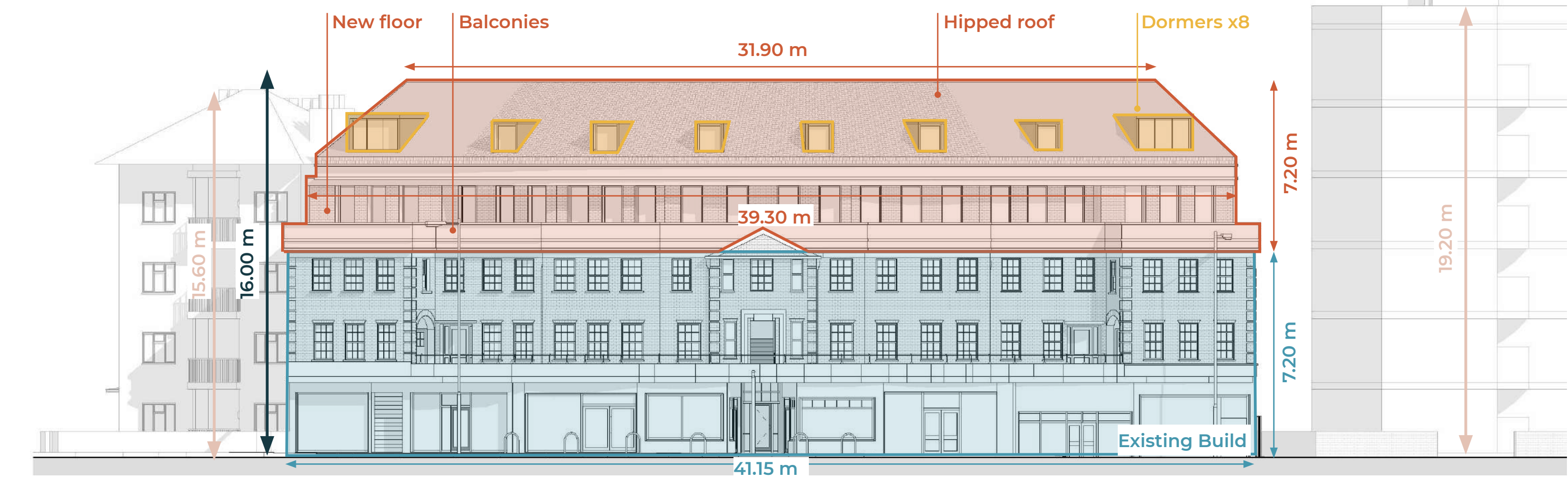
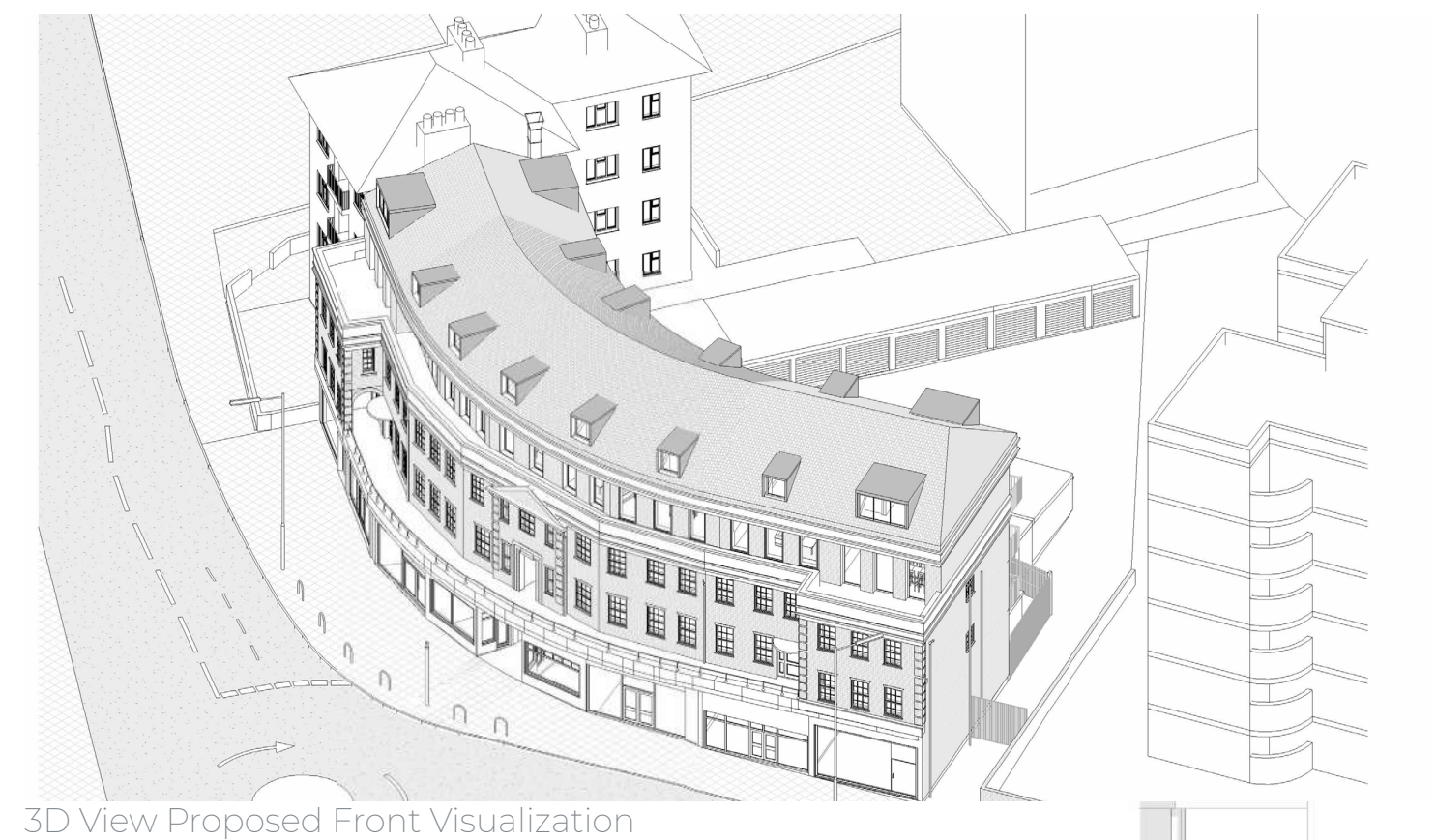
The Local Plan - Development Management:

- Policy 4C outlines that Main town centre uses must relate well to their surroundings, high quality façade design is particularly important in this respect.
- Policy 7.4 focuses on Local Character and states that development in Ealing's existing built areas should complement their street sequence, building pattern, scale, materials and detailing.

Analysis:

Scale and Massing:

The scale, bulk and massing of the proposed development has not changed significantly since the previous application (ref.no: 234692FUL) as this was generally supported by the Local Authority. The scheme retains a similar set back on the first additional floor and the second floor is contained within a traditional form hipped roof with dormer windows openings to both the front and rear. The contemporary design approach adopted for the previous application was considered to 'clash and be overly dominant' with the existing building below. In response to this advice, the revised design adopts a more traditional approach to the materials, openings and details.



Planning Considerations

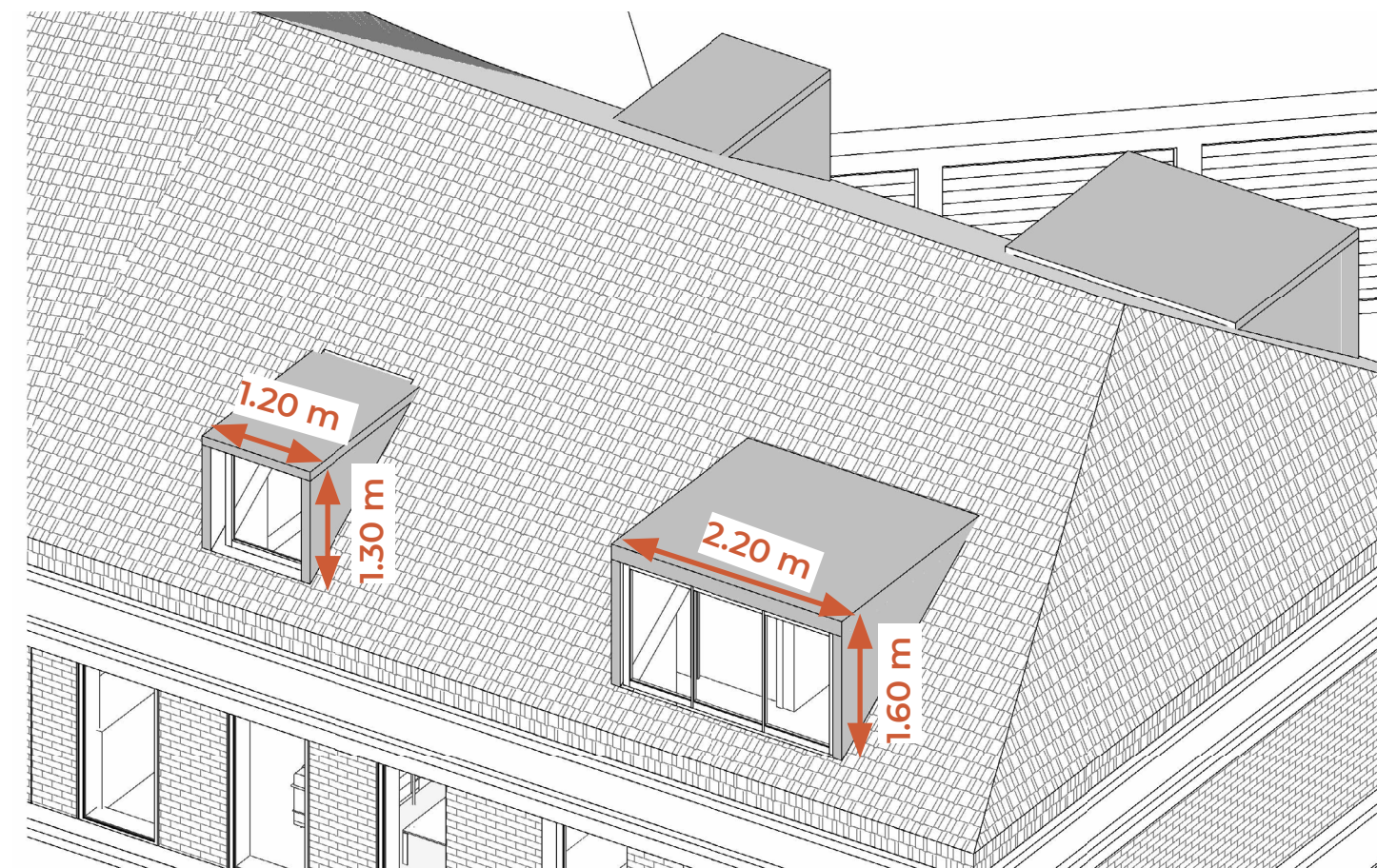
Impact on Character of the Area

Fenestration and Dormers:

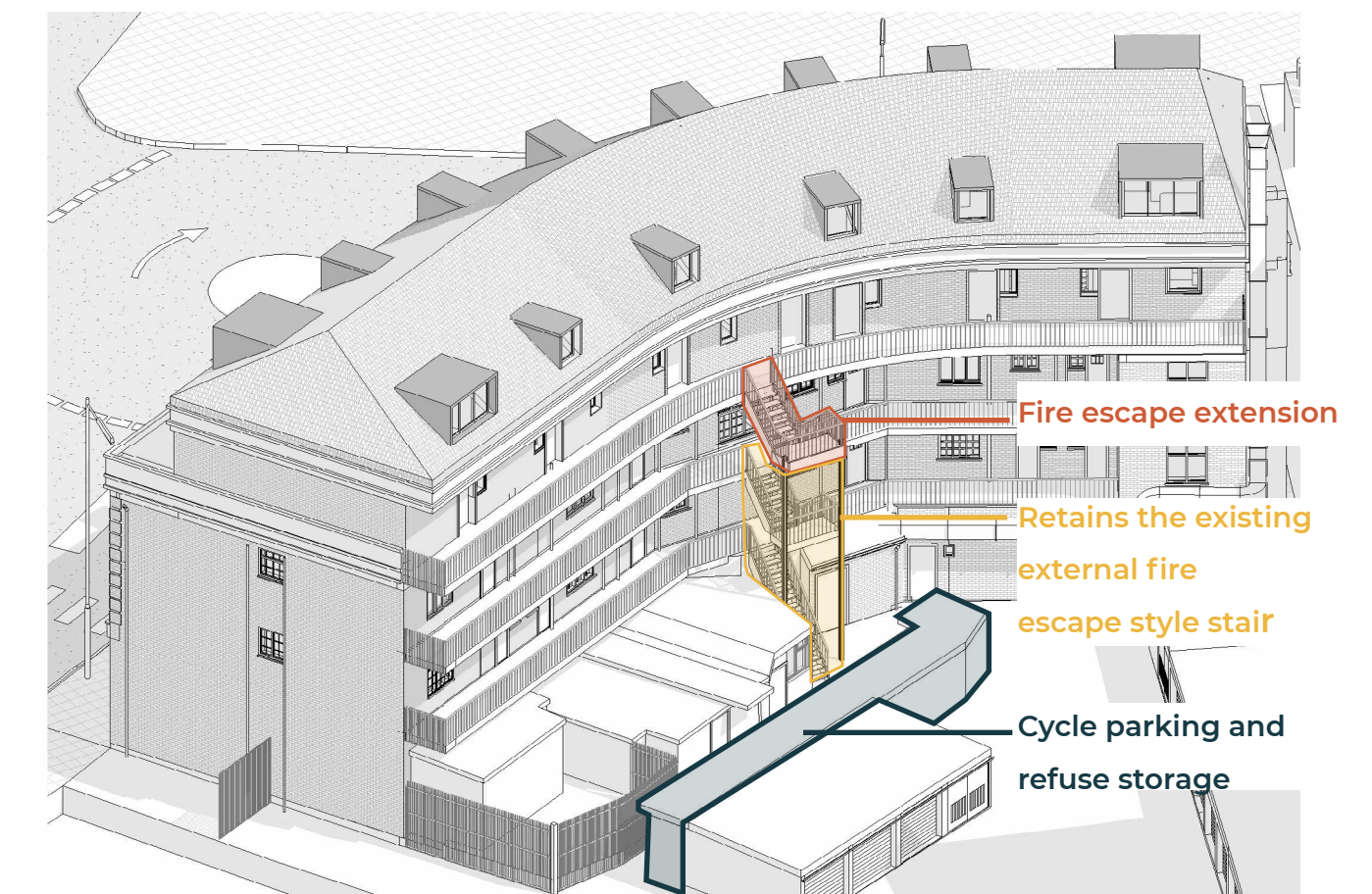
The proposed development responds well to the uniform fenestration pattern benefitting the existing building below. Proposed windows on the first additional floor align with those on the floor below. The dormer windows on the floor above have been significantly reduced in size and repositioned again to align with the window arrangement below. The dormer windows are all set back from the eaves of the building and sit comfortably within the roof plane. The previously proposed double height dormers have been removed from the scheme following Local Authority feedback.

The Rear:

The previous scheme (ref.no: 234692FUL) included an extension of the existing external walkways and provision of a lift to the rear to provide step free access to all of the existing and proposed units. However, in light of the Local Authorities advice within the delegated report, the external lift has been removed. Previously proposed alterations to the external stairs have also been removed from the scheme. The proposal now retains the existing external fire escape style stair to the rear but extends it up one level to allow secondary access/means of escape for future residents. Due to site constraints, the cycle parking and refuse for the new units remains within the rear area of the site.



3D Zoom View of the Proposed Dormers



3D View Proposed Rear Visualization



Proposed Front Elevation

Proposed windows in correspondence with existing windows

Planning Considerations

Impact on Character of the Area

Materiality:

Following feedback from the Local Authority, the proposed development now adopts a more traditional approach to materiality. This approach has been adopted to ensure that the character of the existing building is retained and respected.

The primary materials proposed to form the upwards extension will consist of:

- Brickwork to match the existing building (red and beige tones)
- Traditional slate tile roof
- White timber frame windows
- Black metal railing/external staircase
- Exterior moulding for band (painted white)



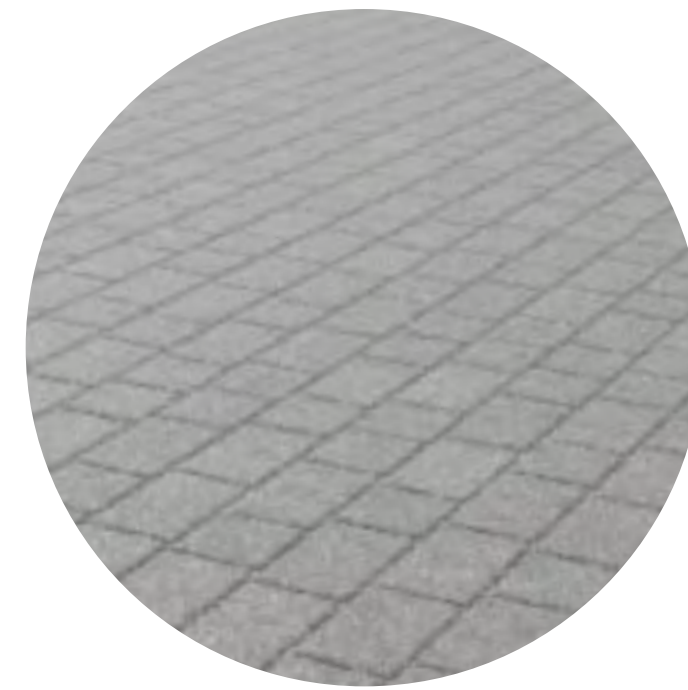
Slate Roof Tiles



Red Brickwork to Match the Existing



Contemporary Metal Cladding to Replace Existing Corrugated Metal and Frame Windows



Permeable Paving



Floor to Ceiling Windows on South/West Corner with Juliet Style Balustrade



Railed balustrade

Planning Considerations

Quality of Accommodation

The Policy:

The NPPE:

- National Planning Policy outlines Technical housing standards – nationally described space standard (2015). The Technical Housing Standards outline space requirements for GIA dependent on the number of bedrooms and potential occupants.

The London Plan:

- Internal Floor to ceiling heights, in relation to this site, are set out within the London Plan Policy D6 Housing Quality and Standards, This policy outlines the higher standard for floor to ceiling heights within greater London. The Standards outline that Floor to ceiling heights should measure 2.5m for 75% of each unit's floor space.
- The London Housing Design Guide sets out guidance for kitchen, living and dining area standards in relation to the number of bedrooms and occupants.
- Guidance for external amenity space is specified within London Plan Policy D6.

The Local Plan - Development Management

- Policy 3.5 of the Local Development Plan discusses Ealing's Local Variation with a focus on Quality and Design of Housing Developments. The space standards outlined within Policy 3.5 of the Local plan are directly derived from the London Housing Design Guide as referred above.

Analysis:

Internal Space Standards

Policy D6 of the London Plan, and 3.5 of the Local Development Plan sets out the standards which should be sought in new housing proposals.

The proposed dwellings are compliant with both regional (London Plan Policy D6) and national planning standards. The dwellings meet requirements in regards to overall GIA. Furthermore, all individual habitable rooms meet nationally described minimum space standards.

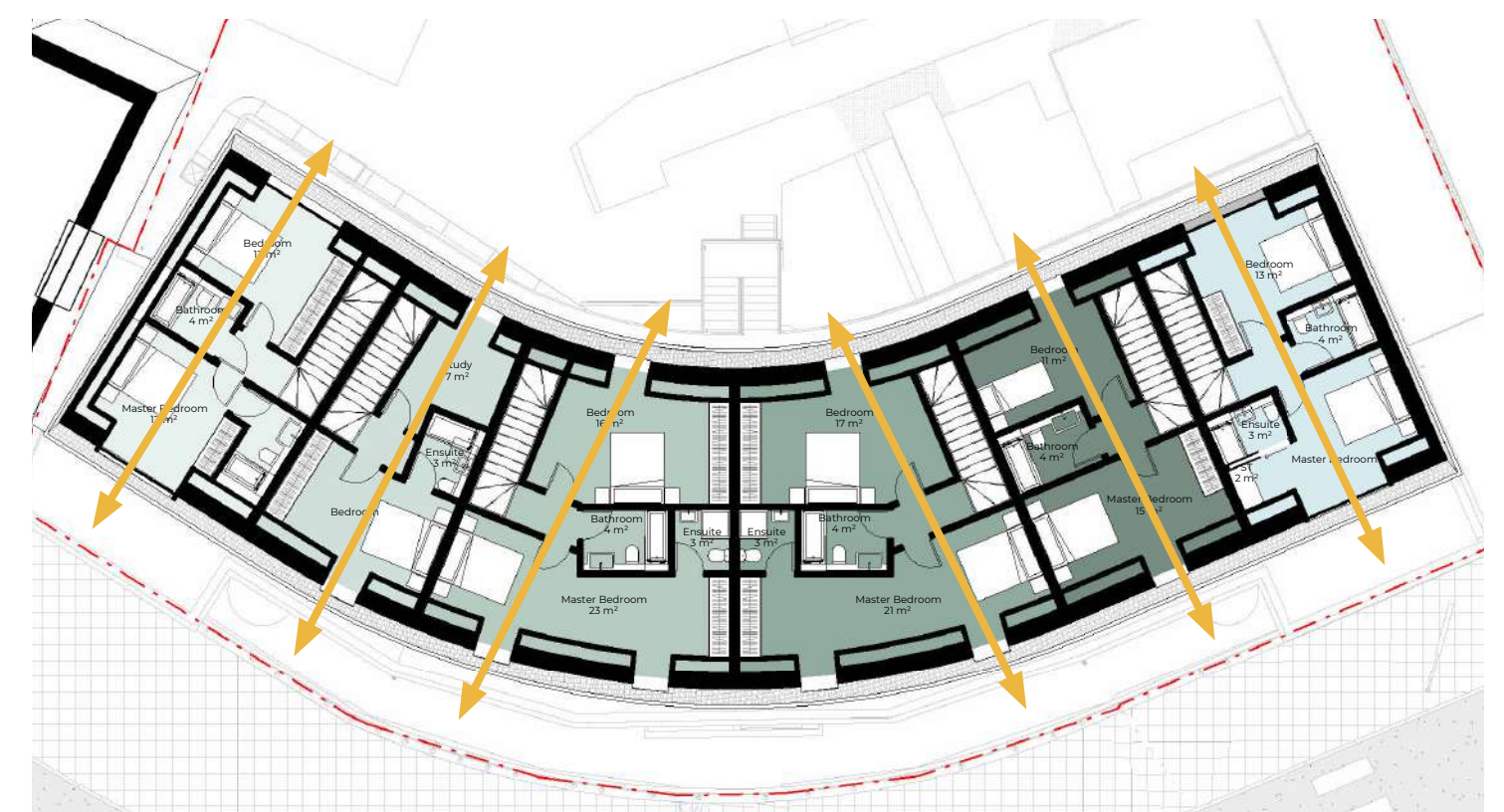
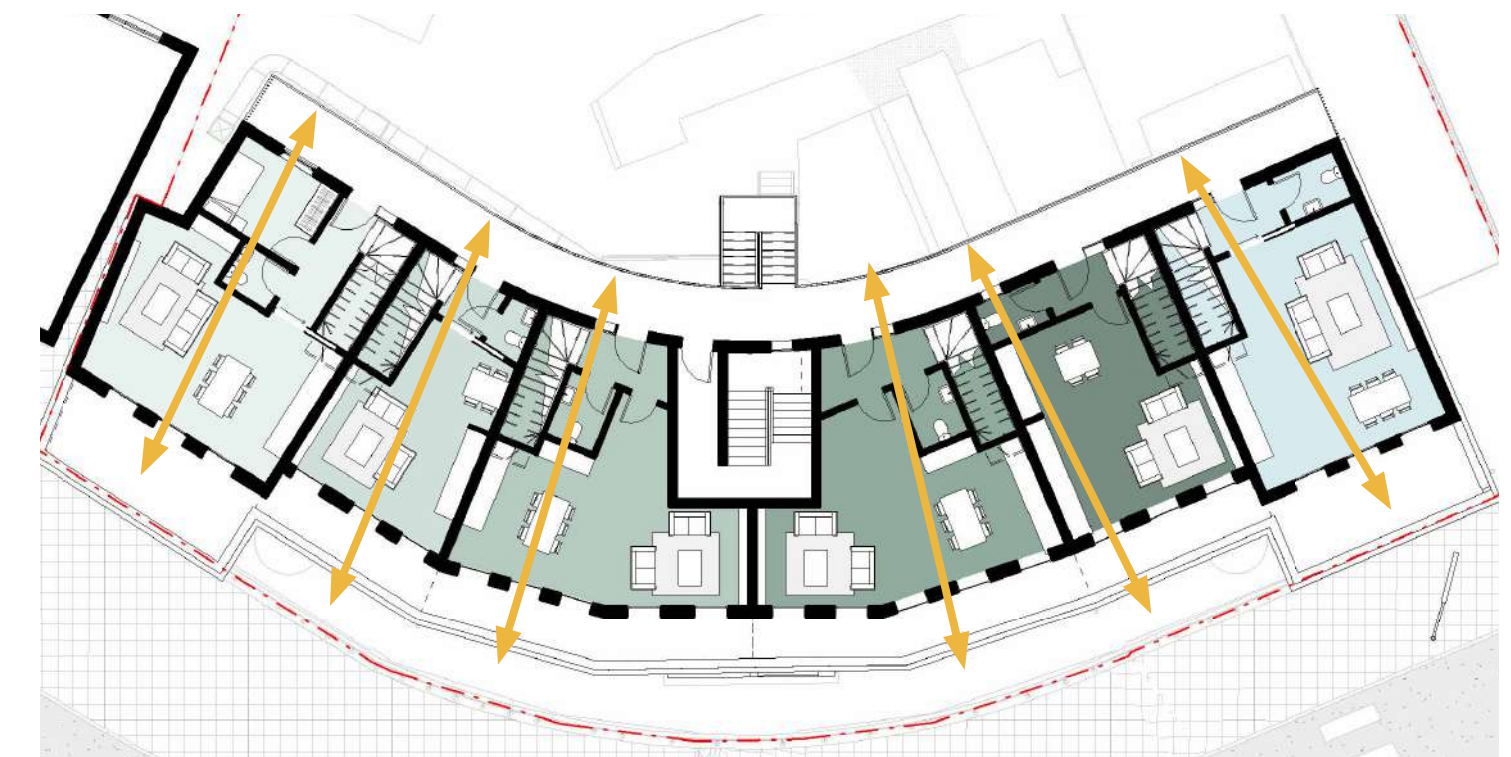
A minimum floor to ceiling height of 2.5m that has been applied for at least 75% of the GIA on each unit.

Daylight/Outlook:

All habitable rooms are served by substantial window openings, with the 4th floor bedroom areas served by dual aspect provision through the inclusion of the proposed dormers. Dormers are orientated towards both the east and the west to provide an excellent level of daylight sunlight. The quality of light throughout the proposal is further improved via the floor to ceiling heights internally across the third and fourth storeys, whilst on the lower floor, kitchen, living and dining areas are served by multiple large window openings.

In response to Local Authority feedback, the proposal has now incorporated additional windows on the rear facade which will enhance light that serves the corridor, stairs and lobby space in each proposed dwelling.

The proposal is accompanied by a Daylight Sunlight Assessment undertaken Morgan Light Assessors ensuring no detrimental impact on surrounding uses, alongside all proposed dwellings receiving adequate daylight provision.



Proposed Third and Fourth Plan

Planning Considerations

Quality of Accommodation

Natural Ventilation/Overheating:

Managing and mitigating against overheating has become increasingly important in urban settings which can be impacted by the urban island heat effect. The proposed development has been designed to minimise the potential impacts of overheating.

Both floors of each new dwelling have been designed to achieve dual aspect accommodation with front and back windows. This allows for enhanced natural cross ventilation throughout the scheme.

Windows will be recessed into their opening. An increased reveal can help minimise the impacts of overheating.

Lastly, the roof level overhangs the first additional floor. This minimises direct sunlight and overheating within the Kitchen/Living/Dining spaces of each unit.

Access/Site Legibility:

Site access and legibility was raised as a concern in the previously refused application. The delegated report outlines that the “rear elevator shaft, staircase, and refuse and cycle storage areas would encourage occupants to use the single-vehicle-wide driveway along the southern boundary and rear service area for daily access”.

In response to this concern, the following actions and amendments have been made:

- Removed rear lift
- Retained existing external staircase to the rear (extended it up one level)
- Placed security gate in the rear access passage
- Added signage above residential entrance to the front to make clear that this is the primary entrance

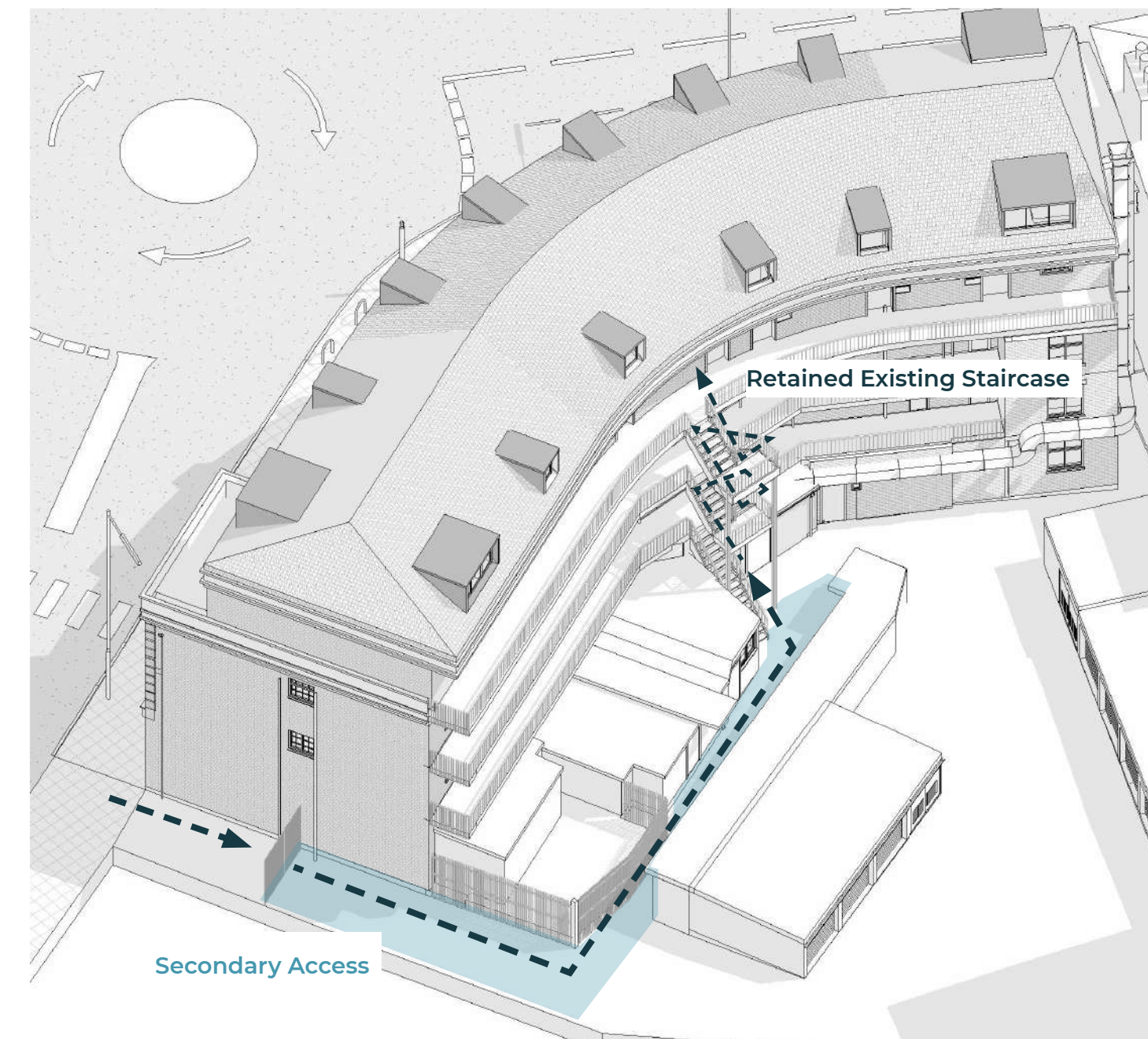
Refuse storage and cycle parking remains at the rear of the site as the only practical location for these facilities. It should be highlighted that this is the arrangement for all existing residents for the development.

Lastly, the delegated report from the refused scheme notes that:

It appears the entire ground level would be covered in concrete, creating a poor quality, visually unattractive, and ill-defined area for the movement of people and vehicles.

To clarify, the existing rear yard and access passage is formed using Tarmac. The proposed development will introduce permeable paving for the area to be used by both existing and future residents.

The proposed alterations seek to ensure that the rear access does not detract from the primary residential entrance to the front of the site. This area is used by a variety of users including an array of commercial units, residents and those that own a garage. It is therefore not considered an appropriate place to include landscaping.



Left Image: Proposed Ground Floor Plan with New Access
Right Image: 3D View Proposed Rear Visualization

Planning Considerations

Quality of Accommodation

Accessibility:

London Plan Policy D7 encourages at least 10% of all dwellings to meet building regulation M4(3) 'wheelchair user dwellings' and all other dwellings to meet building regulation requirement M4(2) 'accessible and adaptable dwellings'.

The previous scheme included step free access for all existing and future residents. However, the Local Authority has requested for this to be removed due to design concerns.

Subsequently, the reviewed scheme does not achieve step free access. Whilst this would not comply with London Plan Policy D7, the supporting text supporting this policy (paragraph 3.7.6) states that

In exceptional circumstances the provision of a lift to dwelling entrances may not be achievable. In the following circumstances – and only in blocks of four storeys or less – it may be necessary to apply some flexibility in the application of this policy:

- Specific small-scale infill developments (see Policy H2 Small sites)
- Flats above existing shops or garages
- Stacked maisonettes where the potential for decked access to lifts is restricted

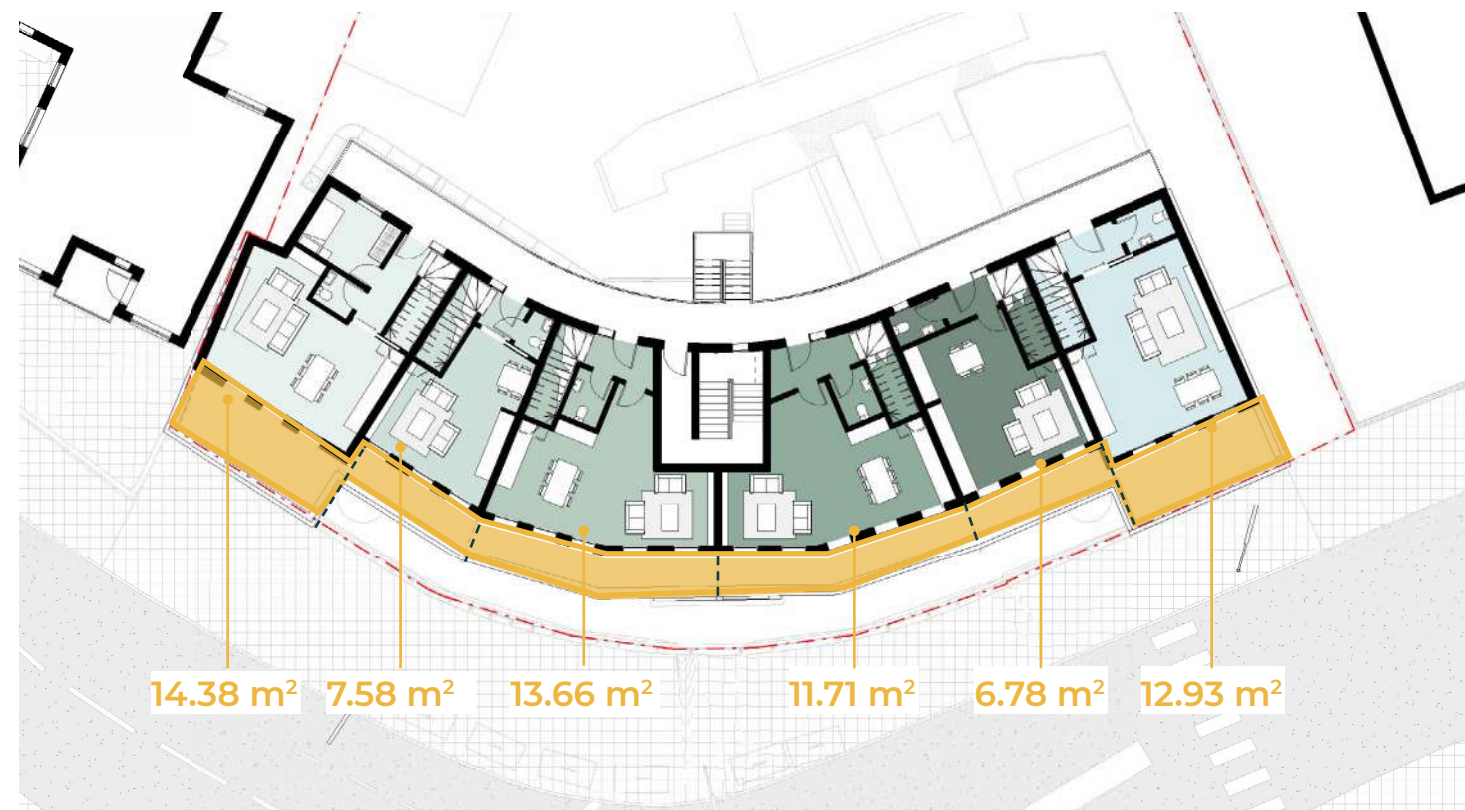
The proposed development is considered to meet the above criteria.

Private Amenity:

All units are provided with private amenity space through the provision of balconies on the first floor. All balconies are proposed to be a minimum of 1.5m in depth and ensure they meet the London Housing Design Guide Standard of 5 sq.m. plus an additional sq.m. per habitable room in terms of GIA. Private amenity provision is given in the below:

- Unit 1: 14.38 sq.m.
- Unit 2: 7.58 sq.m.
- Unit 3: 13.66 sq.m.
- Unit 4: 11.71 sq.m.
- Unit 5: 6.78 sq.m.
- Unit 6: 12.93 sq.m.

As per London Plan guidance, all amenity spaces are at least 1.2m in depth to ensure a functional and usable space for all future residents including children.



Proposed Third Floor Plan with Amenities

Playspace:

The previous planning application was partly refused due to a lack of 'genuinely playable outdoor space'. As per the previous section of this report, in response to this concern, private amenity provision has been maximised for all units with a specific focus on the units (Units 1,3,4

and 5) which could house a family (2 bedroom, 4 person or larger).

The delegated report from the previous application encourages the provision of dedicated children's play space in accordance with the London Plan Playspace SPG.

Policy 7D in Ealing's local plan states that 'All developments that increase demand for open space will be expected to make an appropriate contribution towards meeting this additional demand, having regard to the standards detailed in table 7D.2'.

The associated 'Table 7D.1' details those uses which generate demand for different categories of open space including dedicated Childs Play Space. The table confirms that minor development (including the proposed scheme) will need to provide dedicated Child Play Space 'where the occupancy rate is calculated as having 10 or more children'.

The supporting text states that child occupancy levels should be calculated using the London Plan and Children and Young People's Play and Informal Recreation SPG. Appendix 2 (Page 89) within the SPD provides the method of calculating occupancy. Using this it can be confirmed that the proposed development will result in a maximum of 0.74 children.

Market and intermediate flats

| Age | Number of Bedrooms | | | | | |
|--------------|--------------------|-------------|-------------|-------------|-------------|-------------|
| | 0 | 1 | 2 | 3 | 4 | 5+ |
| 0-4 | 0.00 | 0.00 | 0.07 | 0.17 | 0.00 | 0.00 |
| 5-10 | 0.00 | 0.00 | 0.02 | 0.11 | 0.00 | 0.00 |
| 11-15 | 0.00 | 0.00 | 0.01 | 0.03 | 0.00 | 0.00 |
| 16-18 | 0.01 | 0.01 | 0.01 | 0.02 | 0.00 | 0.00 |
| Total | 0.01 | 0.01 | 0.10 | 0.33 | 0.00 | 0.00 |

Planning Considerations

Quality of Accommodation

As this is well below the 10 children threshold and site constraints don't allow for on site provision, no dedicated child play space is provided.

London Plan Child Play Space SPD - Child Occupancy Calculation Table

Table 7D.1 Qualifying development

| | Private & Communal Garden Space | Amenity Space**** | Public Open Space | Children's Play Space***** | Allotments | Active Recreation (Outdoor) |
|-------------------------------|---------------------------------|-------------------|-------------------|----------------------------|------------|-----------------------------|
| Housing/Flats 1-9 Units | Y | NA | Y* | Y | Y*** | NA |
| Housing/Flats 10-149 Units | Y | NA | Y* | Y | Y*** | NA |
| Housing/Flats 150+ Units | Y | NA | Y** | Y | Y** | Y |
| Student Accommodation (Major) | NA | Y | Y | NA | NA | Y |
| Active Elderly | Y | NA | NA | NA | Y | NA |
| Less Active Elderly | Y | NA | NA | NA | NA | NA |
| Commercial (Major) | NA | Y | NA | NA | NA | Y |

Table 7D.1 - Ealing Local Plan

Table 7D.2 Space provision requirements

| Provision Type | Area Requirement |
|------------------------------|--|
| Private Garden Space (House) | 5 sq. m. per 1-2 person unit, plus 1 sq. m. for each additional occupant* |
| Private Garden Space (Flat) | 5 sq. m. per 1-2 person unit, plus 1 sq. m. for each additional occupant** |
| Amenity Space | 50 sq. m per 1,000 sq. m of floorspace |
| Public Open Space | 19.5 sq. m. per person*** |
| Children's Play Space | 10 sq. m. per child**** |
| Allotments | 1.7 sq. m per person |
| Active Recreation (Outdoor) | 7.3 sq. m. per person***** |



SHAPING NEIGHBOURHOODS: PLAY AND INFORMAL RECREATION

SUPPLEMENTARY PLANNING GUIDANCE

SEPTEMBER 2012

LONDON PLAN 2011
IMPLEMENTATION FRAMEWORK

MAYOR OF LONDON

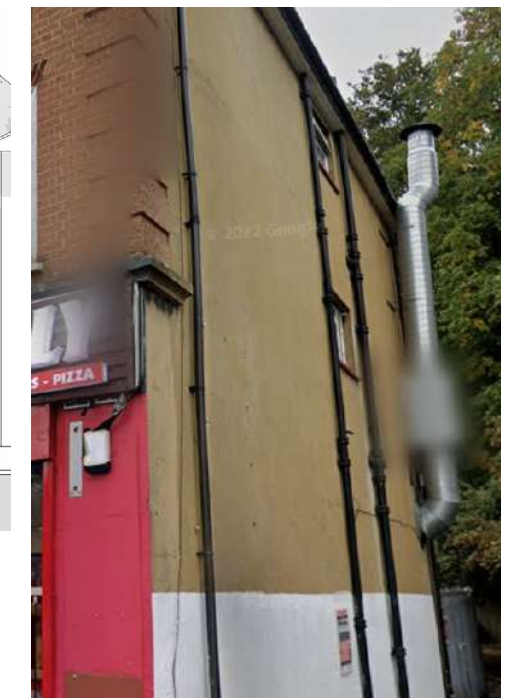
Commercial Equipment:

The delegated report from the previous application raised a concern regarding the existing flue/extraction equipment serving the ground floor commercial units and its potential to adversely impact the new residential units.

In response to this concern, the revised scheme has redirected flue equipment to run up the northern flank of the building and above the proposed ridgeline. This area of the site is not visible from the public realm and is situated away from any residential windows. Where replacement flue equipment is proposed, it is expected that the Local Authority will place a pre-commencement planning condition that requires additional detail on the exact equipment being proposed.



Proposed Rear Elevation



Existing flue

Planning Considerations

Dwelling Mix and Affordable Housing

The Policy:

The London Plan

Policy H10 Housing size mix A Schemes should generally consist of a range of unit sizes. To determine the appropriate mix of unit sizes in relation to the number of bedrooms for a scheme, applicants and decision-makers should have regard to: 1) robust local evidence of need where available or, where this is not available, the range of housing need and demand identified by the 2017 London Strategic Housing Market Assessment.

The Local Development Plan (SPD)

The West London SHMA (2018) outlines that the average household size would decrease to 2.67 persons by 2041. Figure 35 of the SHMA outlines a preference for 2 bed and 3 bed dwellings within West London.

Analysis

Dwelling Mix:

The proposal provides a majority of 2 bedroom dwellings. It is considered that the district centre location with flats above existing retail provision and substantial proximity to Acton Town Train Station serving the City and the CAZ would orientate the suitability of the proposal towards those requiring 2-bedroom accommodation. The proposal has ensured steps to reduce the extent of 1-bedroom units as suggested within the pre-application feedback.

The proposal ensures the provision of a single family unit which positively contributes to the preferred dwelling size provision. The proposal outlined within this Full Planning application outlines a substantial reduction in 1 bedroom units and a greater emphasis on

the provision of 2 and 3 bedrooms. Each of these units are duplex units and benefit from large open plan layouts on the lower floor, with sizable bedroom spaces located on the upper floors.

The overall mix will be as follows:

- 4 x 2 bedrooms 4 persons dwellings;
- 1 x 3 bedrooms 5 persons dwelling;
- 1 x 1 bedroom 2 persons dwelling

The Local Authority has confirmed support for this dwelling mix via the previous application.

Affordable housing:

The proposal does not include the provision of any affordable housing as it provides less than 10 new dwellings (considered minor development).

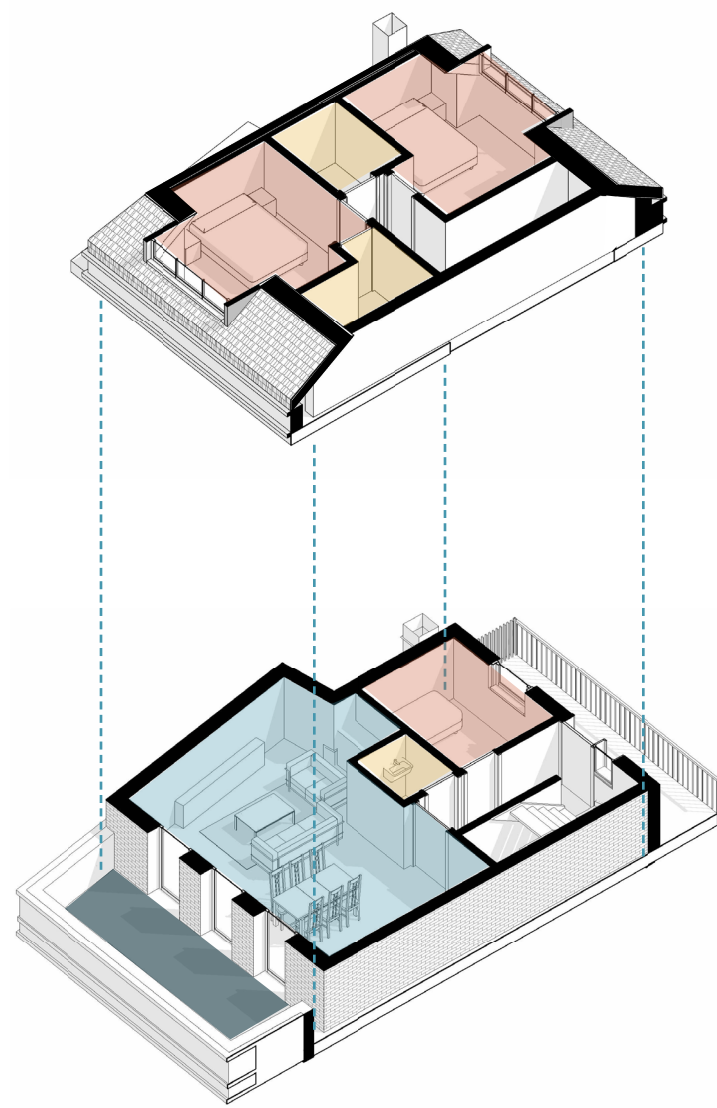
Figure 35: Full Objectively Assessed Need for Housing; Size and Tenure Mix for Ealing for GLA 2016 based Central trend Migration 2016-41 (Note: Figure may not sum due to rounding)

| | Ealing | Percentage of OAN |
|-----------------------------|---------------|-------------------|
| MARKET HOUSING | | |
| 1 bedroom | 3,500 | 7% |
| 2 bedrooms | 8,000 | 16% |
| 3 bedrooms | 16,800 | 34% |
| 4 bedrooms | 3,300 | 7% |
| 5+ bedrooms | 400 | 1% |
| Total Market Housing | 32,000 | 64% |

Planning Considerations

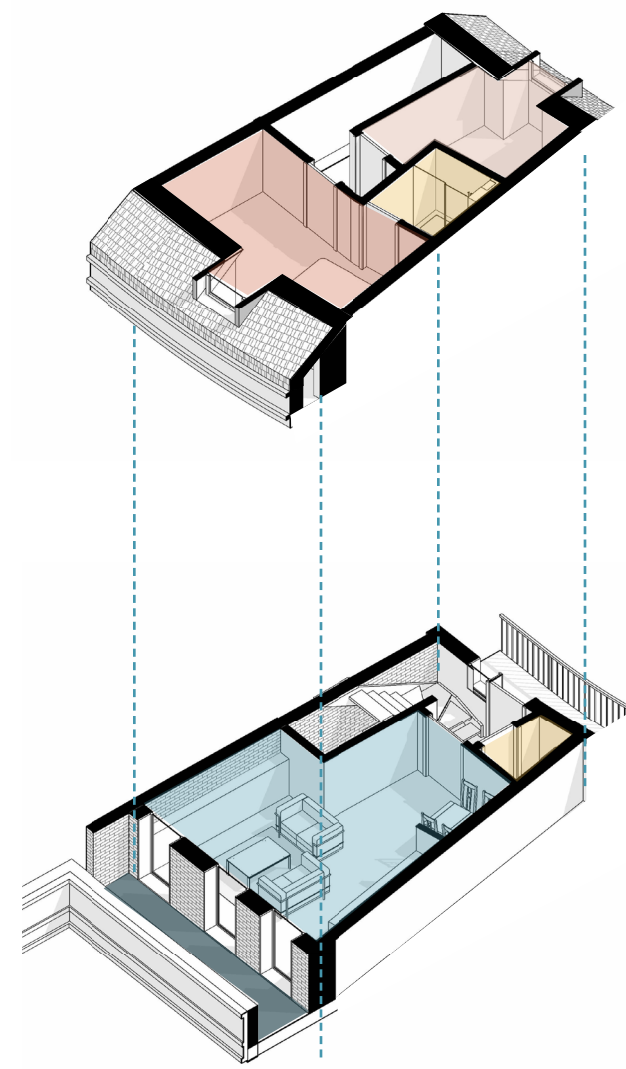
Dwelling Mix and Affordable Housing

Unit 1
3B 5P
100.02 m²



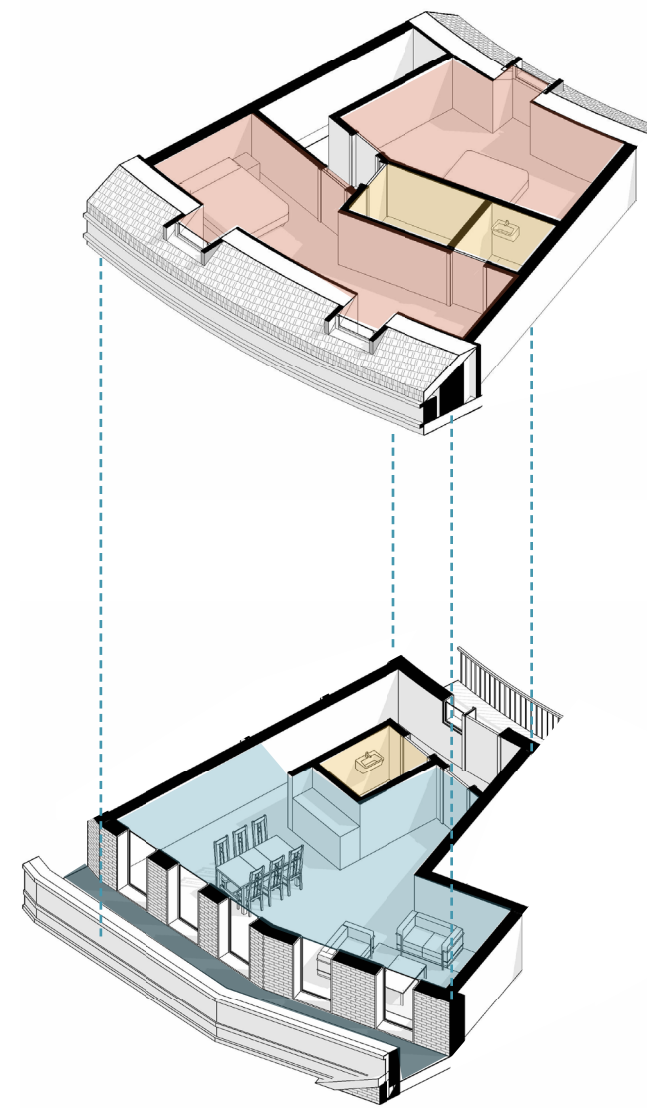
| | | |
|--|-------------|----------------------|
| | KLD | 30.00 m ² |
| | Amenity | 13.00 m ² |
| | Bathroom 01 | 2.00 m ² |
| | Bedroom 01 | 8.00 m ² |
| | Bedroom 02 | 12.00 m ² |
| | Bedroom 03 | 12.00 m ² |
| | Bathroom 02 | 4.00 m ² |
| | Ensuite | 4.00 m ² |

Unit 2
1B 2P
64.20 m²



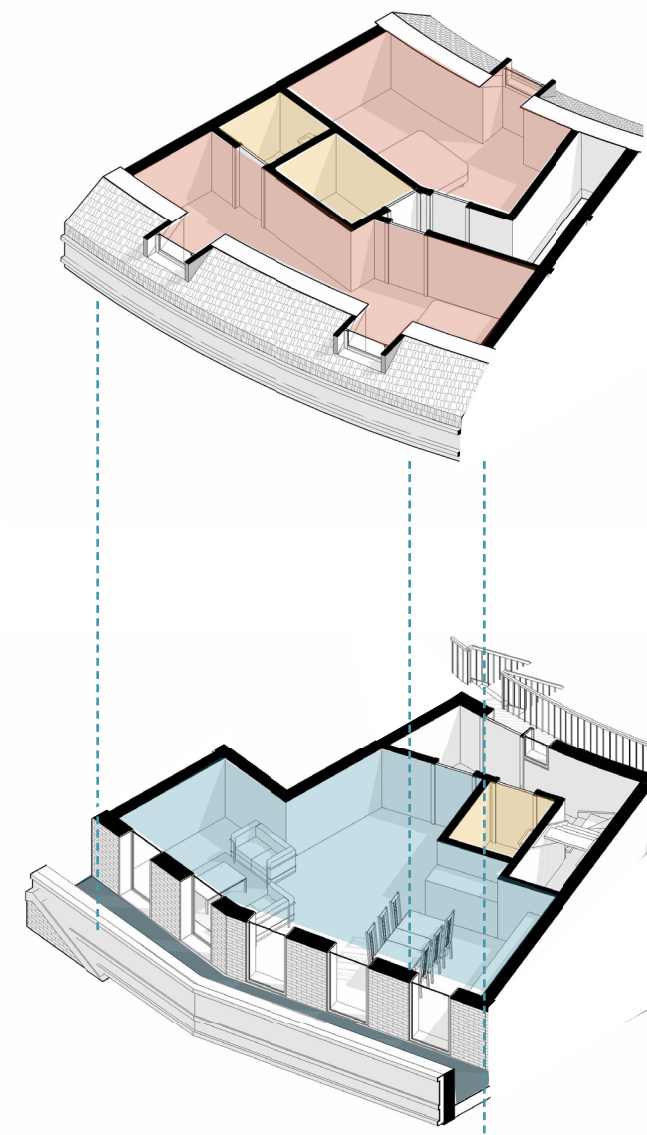
| | | |
|--|-------------|----------------------|
| | KLD | 30.00 m ² |
| | Amenity | 13.00 m ² |
| | Bathroom 01 | 2.00 m ² |
| | Bedroom | 8.00 m ² |
| | Study | 12.00 m ² |
| | Ensuite | 12.00 m ² |
| | | 4.00 m ² |
| | | 4.00 m ² |

Unit 3
2B 4P
101.66 m²



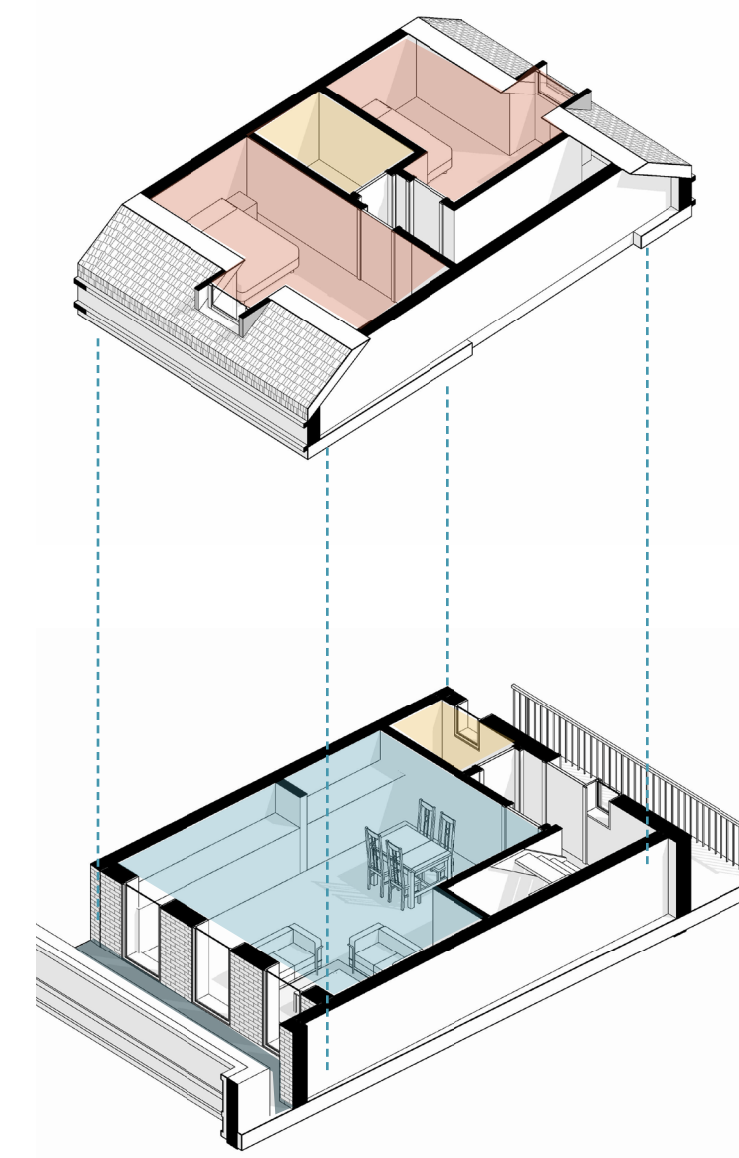
| | | |
|--|-------------|----------------------|
| | KLD | 27.00 m ² |
| | Amenity | 7.00 m ² |
| | Bathroom 01 | 2.00 m ² |
| | Bedroom 01 | 13.50 m ² |
| | Bedroom 02 | 7.00 m ² |
| | Bathroom 02 | 3.00 m ² |
| | Ensuite | |

Unit 4
2B 4P
106.85 m²



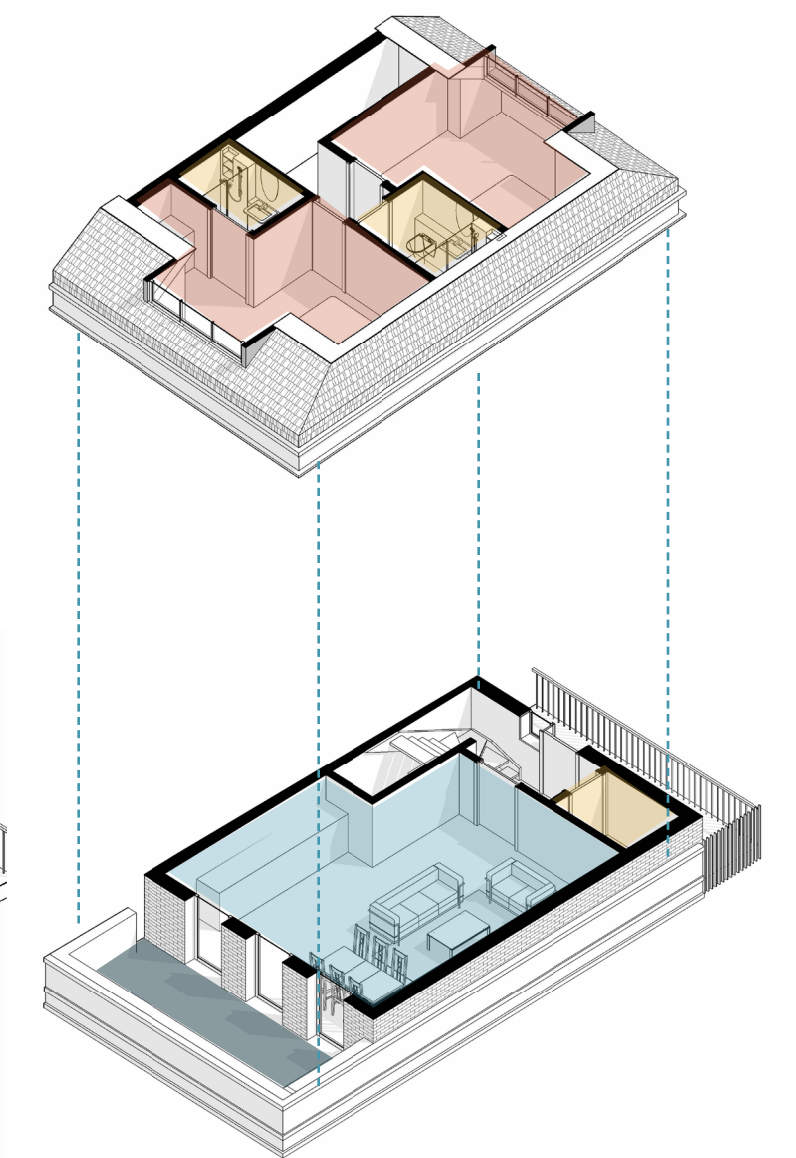
| | | |
|--|-------------|----------------------|
| | KLD | 31.00 m ² |
| | Amenity | 11.00 m ² |
| | Bathroom 01 | 3.00 m ² |
| | Bedroom 01 | 16.00 m ² |
| | Bedroom 02 | 23.00 m ² |
| | Bathroom 02 | 4.00 m ² |
| | Ensuite | 3.00 m ² |

Unit 5
2B 3P
82.41 m²



| | | |
|--|-------------|----------------------|
| | KLD | 33.00 m ² |
| | Amenity | 12.00 m ² |
| | Bathroom 01 | 3.00 m ² |
| | Bedroom 01 | 17.00 m ² |
| | Bedroom 02 | 21.00 m ² |
| | Bathroom 02 | 4.00 m ² |
| | | 3.00 m ² |

Unit 6
2B 4P
91.67 m²



| | | |
|--|-------------|----------------------|
| | KLD | 27.00 m ² |
| | Amenity | 7.00 m ² |
| | Bathroom 01 | 2.00 m ² |
| | Bedroom 01 | 11.00 m ² |
| | Bedroom 02 | 15.00 m ² |
| | Bathroom 02 | 4.00 m ² |
| | Ensuite | |
| | | 33.00 m ² |
| | | 12.00 m ² |
| | | 3.00 m ² |
| | | 13.00 m ² |
| | | 16.60 m ² |
| | | 4.00 m ² |
| | | 3.00 m ² |

Planning Considerations

Neighbouring Amenity

The Policy:

The Local Plan - Development Management

Policy 7A outlines, the need to ensure that development proposals do not erode the amenity of surrounding uses or the site itself.

Policy 7B of the Local Development Plan outlines that proposal should:

- ensure the values of high quality architecture
- provide good levels of daylight and sunlight
- provide good levels of privacy
- achieve coherent development of the site
- outline appropriate levels of development on site
- have a positive visual impact
- ensure legibility and accessibility are maintained

Analysis

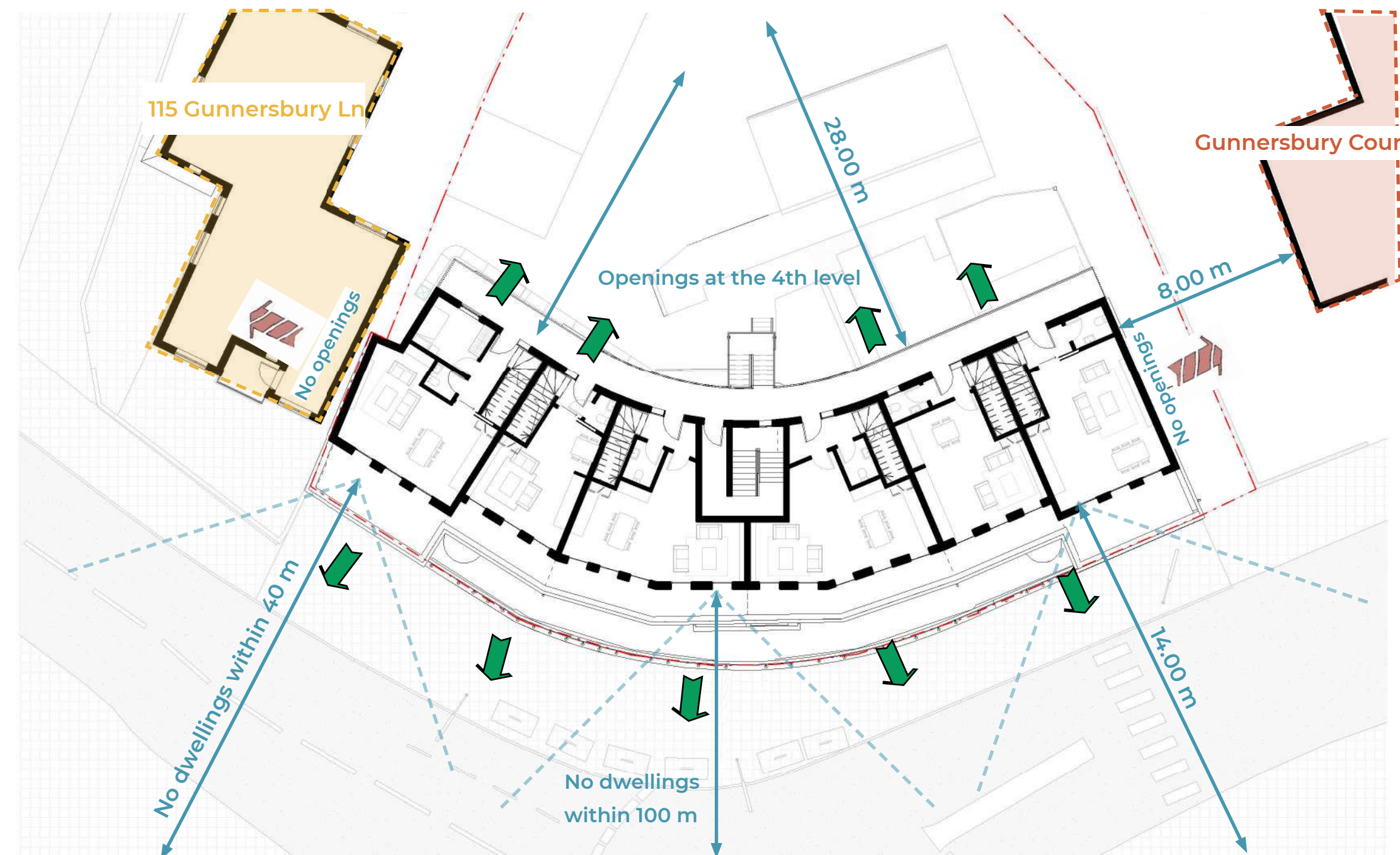
Particular consideration to the existing residential uses situated across the first and second floors of the terraces has been afforded alongside consideration of any potential impacts on the adjacent residential property at Land On The South East Side Of Gunnersbury Lane, W3 8HJ.

Given that the ridge height of the adjacent property exceeds that of the Central Parade terraces, it is not considered that there will be any harm caused by the addition of an upwards extension within this location. The impacts with regards to neighbouring amenity were generally considered acceptable during the pre-application meeting. The impacts of the proposed scale and the apparent height of the upwards extension were considered to be acceptable with regard to impacts on neighbouring amenity during the pre-application meeting.

It is not considered there will be any detrimental impact in terms of overshadowing of the neighbouring properties. In order to demonstrate this the proposal is supported by a Daylight Sunlight Assessment which ensures that none of the existing, nor proposed units will be adversely impacted with regard to the provision of adequate natural light. This is evidenced against the relevant BRE standard. The proposal outlines an addition which would be subordinate to the ridge height of the adjacent property and is reduced further when considered against the initial scheme

presented during the pre-application meeting. Notwithstanding, there are no side facing windows on the adjacent property which would be subjected to increased levels of overlooking or loss of privacy for existing residents.

Equally, substantial separation distances between the proposed dwelling and Gunnersbury Court are maintained by the access road and rear servicing area which runs parallel to the site's southern boundary.



Proposed Third Floor Plan

Planning Considerations

Highways Impact (Transport, Refuse, Recycling)

The Policy:

The National Planning Policy Framework

- Paragraphs 104 to 113 of the National Planning Policy Framework outline that sustainable forms of transport should be prioritised, where practical development should be orientated towards areas which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.

The London Plan

- Policy T5, outlines the following provision in terms of cycle storage: 1 space per studio or 1 person 1 bedroom dwelling, 1.5 spaces per 2 person 1 bedroom dwelling and 2 spaces per all other dwellings.
- Policy T6.1 of the London plan outlines the maximum car parking standards for residential dwellings: Policy T 6.1 of the London Plan outlines that all areas with a PTAL of 5 should be designated as Car Free.

The Ealing Local Development Plan

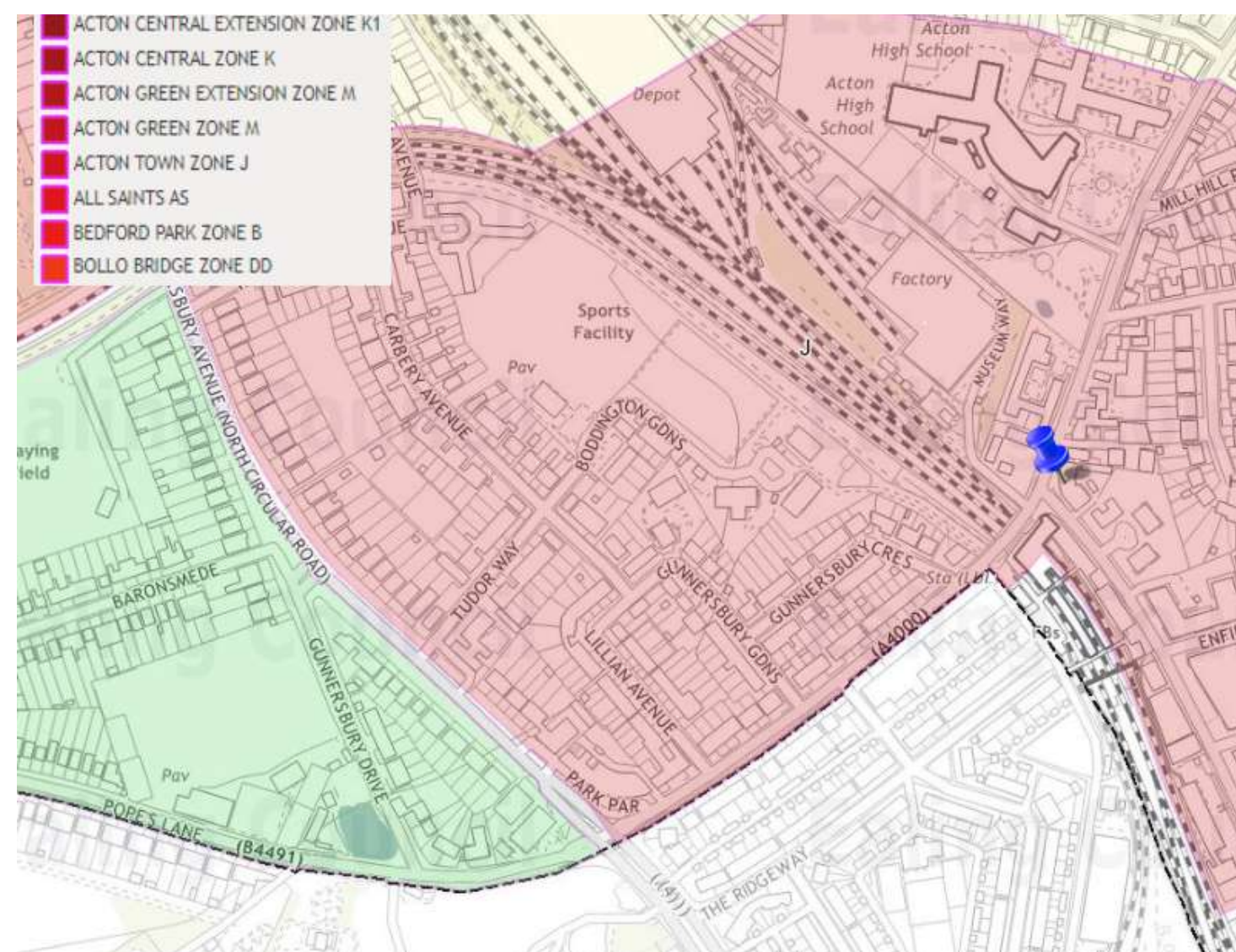
- The Ealing Local Development Plan (Interim) SPG 4 refers to waste and recycling storage and collection.
- The SPG outlines that refuse and recycling storage enclosures must be located not more than 25m from the nearest access point for the collection vehicle; and wheeled refuse containers not more than 10m away from the vehicle access point.
- The Ealing Waste Management Guidelines (2022) outline that a total combined capacity of 0.25m³ (250 litres) is provided per dwelling. It should be noted that although the total storage capacity for refuse and recycling can be calculated collectively, in practice the storage will be provided in separate containers. 50% of this storage capacity should be attributed to the storage of recycling.

Analysis:

Car Parking:

The application site is situated in a well connected area directly opposite the Acton Town Tube Station. Subsequently, this proposal seeks to achieve car free development.

It is proposed that future residents will be restricted from obtaining an on street resident parking permit. This will be secured with the Local Authority via a S106 legal Agreement.

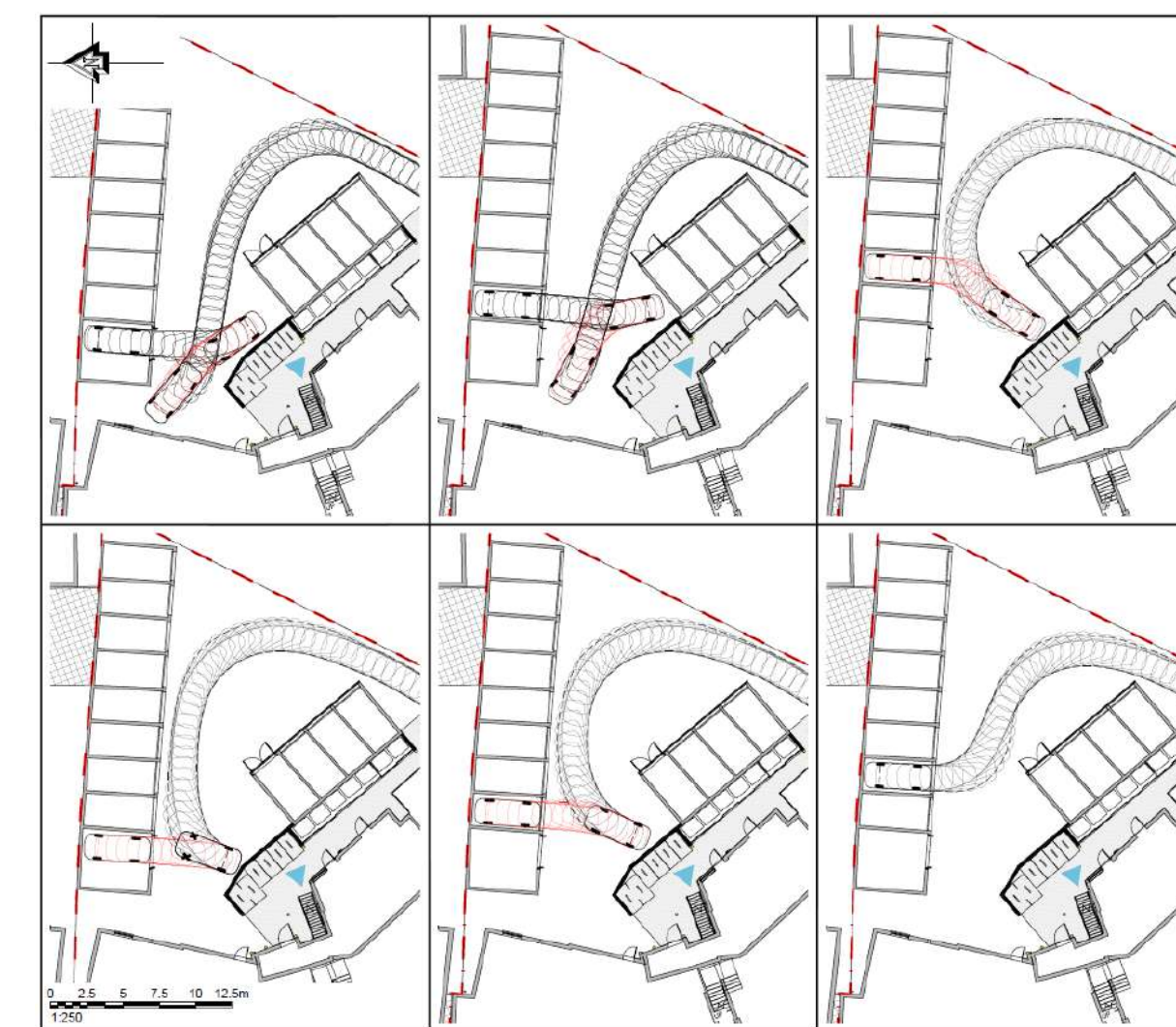


CPZ Map

Vehicular Access to the Rear and Safety:

The site is located within the Acton Town - Zone J Controlled Parking Zone. It is therefore expected that future residents of the proposed dwellings will be restricted from obtaining on-street resident parking permits. This will be secured via a S106 legal agreement between the applicants and Local Authority.

The proposed scheme has been designed to ensure that all existing garages to the rear of the site remain accessible for existing users. This application is supported by a swept path assessment, that demonstrates retained access for the garages.



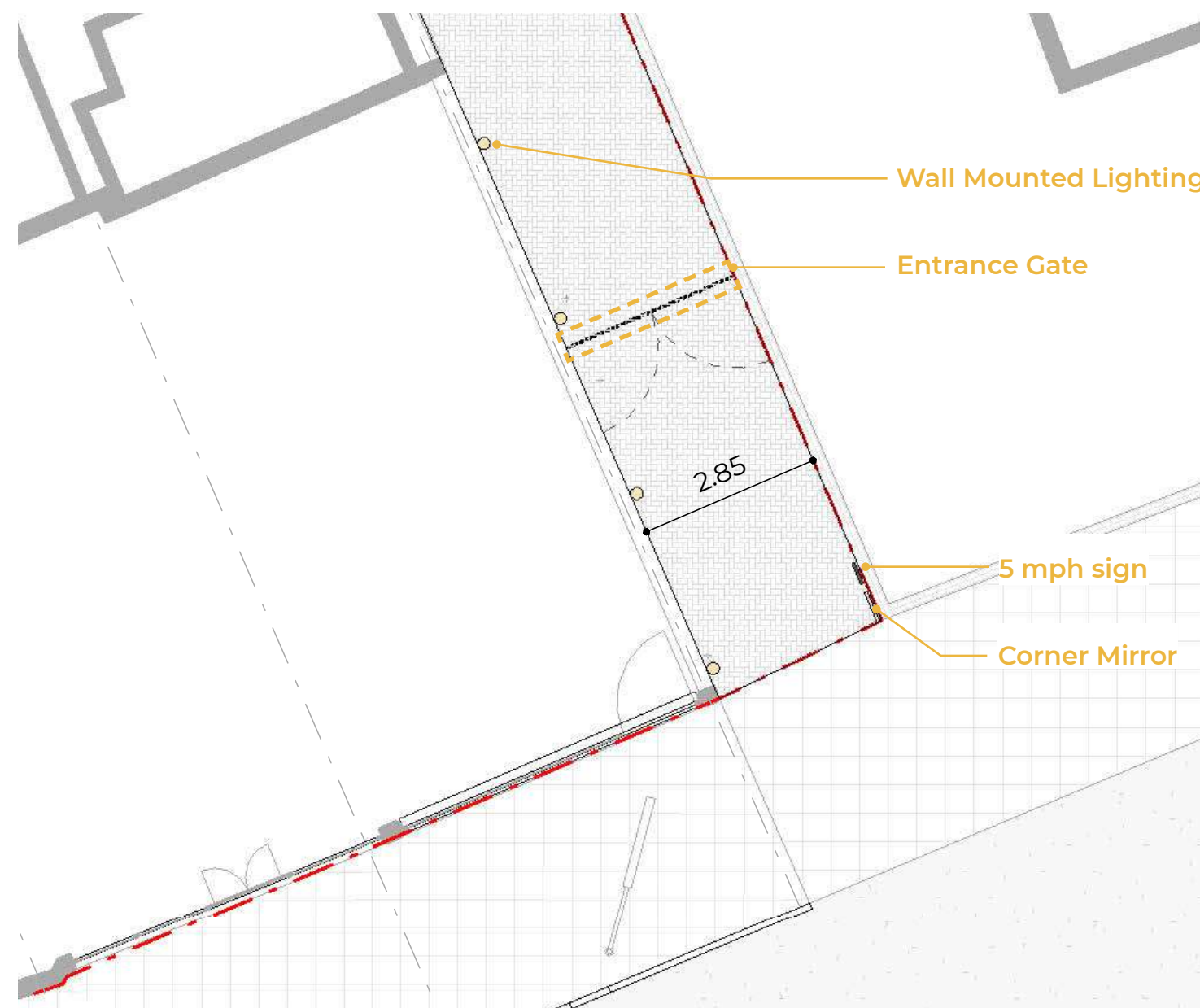
Swept Path Drawings - Car

Planning Considerations

Highways Impact (Transport, Refuse, Recycling)

In response to the advice contained in the delegated report of the previous application, this submission includes the following highway improvements:

- Security Gate to side access point
- Wall-mounted light along the side passage
- New permeable paving along the access path with shared pavement signage
- 5 mph speed signed
- Corner mirror at entrance point to improve pedestrian visibility for vehicles accessing and egressing the site



5 MPH Sign



Wall Mounted Lighting



Corner Mirror

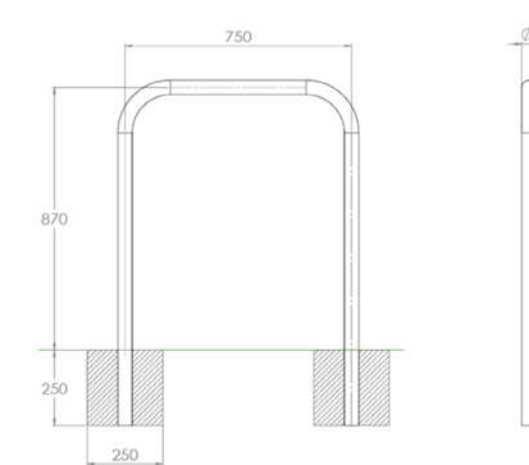
Cycle Parking:

The proposed development includes the provision of dedicated cycle parking for all future residents. This will be located to the rear and can be accessed via the secondary external staircase.

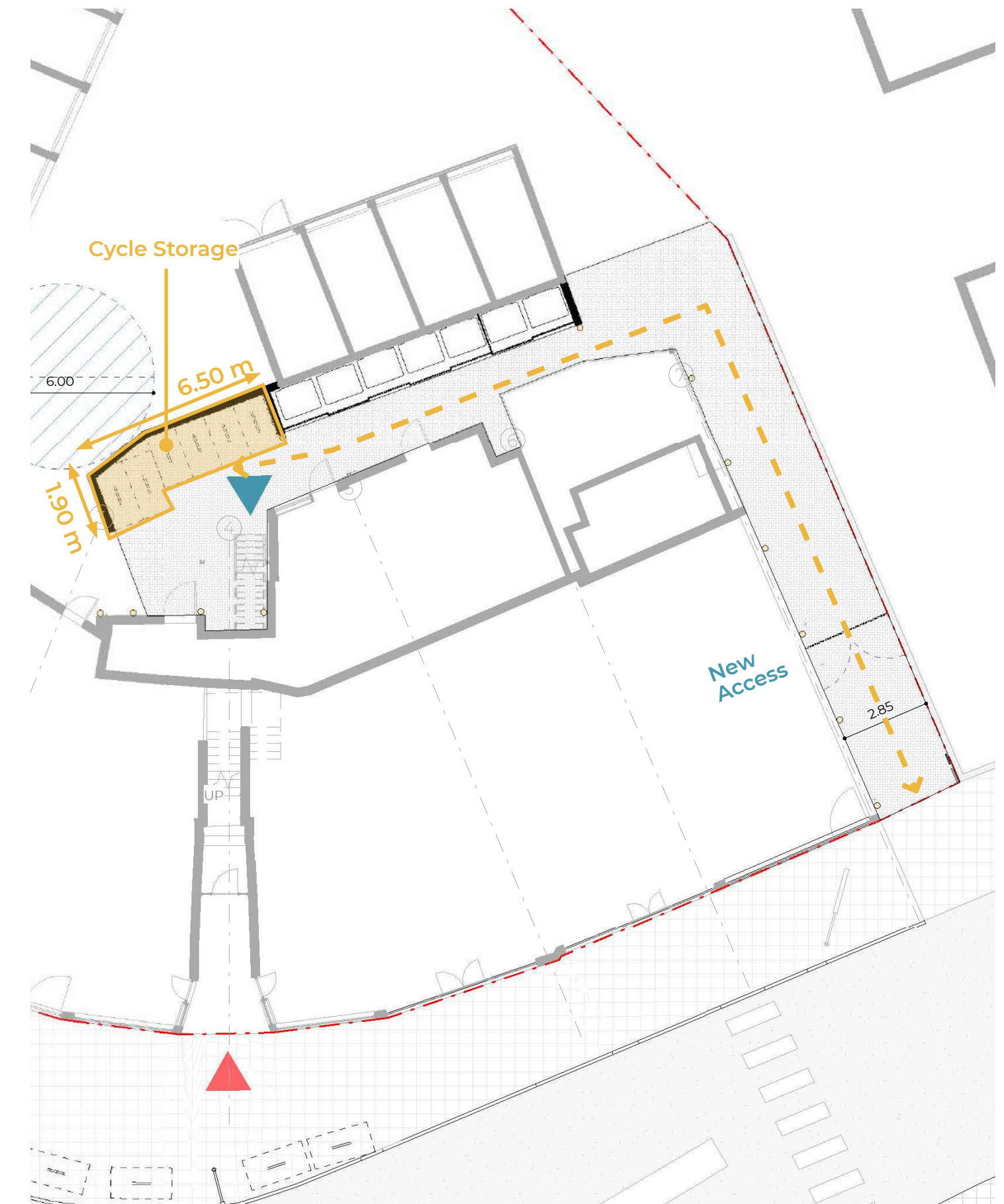
In response to concerns raised in the previous application, this submission includes the provision of 6 Sheffield Stands capable of housing 12 bicycles. Sheffield stands are specifically encouraged in chapter 8 of the London Plan Cycle Design Guide.



Cycle Storage



Sheffield Stand



Planning Considerations

Highways Impact (Transport, Refuse, Recycling)

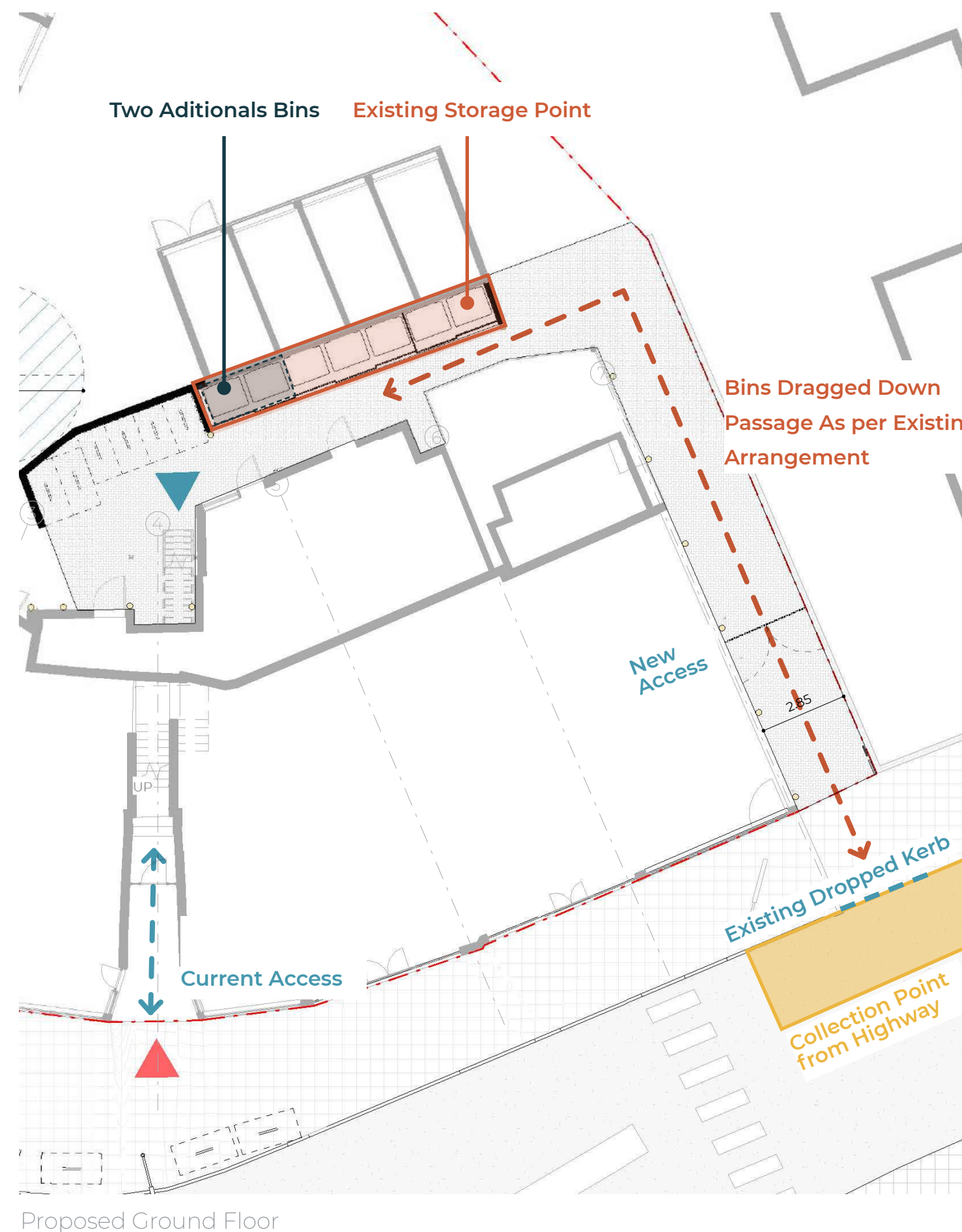
Waste Storage and Collection:

Waste for both residents and commercial users is currently stored to the rear of the commercial units and is formed from a collection of 1100L bins. At present, storage arrangements are informal resulting in an unorganised and neglected space.

The proposed development seeks to introduce a formal storage area with the provision of 2 additional 1100L bins for future residents.

The existing collection arrangement involves the refuse collection vehicle pulling up on the public highway, walking down the side access and dragging bins back down the passage to the collection vehicle. The proposed development outlines the continuation of this arrangement.

Correspondence with the Local Authority Waste Team confirms that this arrangement is considered to be acceptable.



Waste Collection: 1 - 18 Central Parade, Gunnersbury Lane, W3 8HL

28 February 2024 at 10:50
Orla O'Brien <OBrienO@ealing.gov.uk>
To: James Cohen <james@weareupp.co.uk>
Cc: Motti Ifergan <motti@weareupp.co.uk>, Enrique Alonso <enrique@weareupp.co.uk>, Miguel Muñoz <miguel@weareupp.co.uk>

Hi James

I have liaised with our collection contractor who has said they are happy to continue pulling the bins and they can accommodate an additional 2 bins.

Kind regards

Orla O'Brien
Waste Project Officer
obrienO@ealing.gov.uk
0208 825 9194



Mail from waste team



Eurobin



Budgens

CRYSTAL KEBAB
charcoal Grill
Kebabs • Tizers • Fish • Tired Chicken

Emilia Hair Studio

BOLLO LANE

CENTRAL PARADE

Top Stitch
Tailoring & Alterations

Juggles Cafe
RESTAURANT & SANDWICH BAR

Acton Town
Dry Cleaners & Laundries
Phone, Fax & Vape

CHICKEN CONLEY

Conclusion

In summary, this proposal seeks full planning consent for the erection of a two storey upwards extension to facilitate the provision of 6 high quality residential units.

This scheme has been revised and submitted following pre-application engagement and a refused application. The scheme has been enhanced to address key comments provided by the Local

Authority Planning Department.

The proposal is considered to be compliant with Local, Regional and National Planning Policy.

The Local Authority are kindly requested to grant planning consent for the proposed development.

Upp