



APPLICATION FOR PLANNING PERMISSION

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015**

APPLICANT:
London City Airport
C/o Agent

AGENT:
Mr Sean Bashforth Quod
21 Soho Square
London W1D 3QP

Part I - Particulars of Application

APPLICATION NO: 22/03047/FUL **DATE OF APPLICATION:** 21st December 2022

PROPOSAL: Retention and erection of Permitted Development Facilities at London City Airport for a period of up to 10 years, including the retention of the Temporary Goods-in Facility (GIF) Temporary Immigration Facility (TIF) Temporary Outbound Baggage Facility (TOBB) temporary decked car park, temporary car rental building and the erection of a Temporary Gate Room Facility and related works.

LOCATION: London City Airport
Hartmann Road
Silvertown
London
E16 2PX

Part II - Particulars of Decision

The London Borough of Newham hereby gives notice that PLANNING PERMISSION has been **GRANTED** for the carrying out of the development referred to in Part I hereof and as described and shown on the plans and documents submitted with the application, subject to conditions and reasons listed below:

Conditions and Reasons

1. Time and Reinstatement

The development hereby permitted is restricted to a time frame of 10 years from the date of this permission, or twelve months from completion of the relevant construction works at the airport such that the temporary facilities are no longer required, whichever is sooner. After this date the uses hereby permitted shall be discontinued, the buildings and all buildings and structures shall be removed to the satisfaction of the Local Planning Authority.

Reasons: The use of these buildings and structures is temporary so as not to prejudice the future regeneration of the area; ii) To safeguard the amenity of neighbouring properties; (iii) To allow the Council to review the impacts of development at a later date.

2. Approved documents

The development hereby approved shall only be carried out in accordance with the approved plans and documents listed below:

Drawings:

A400-PAW-A-14-XXX-DR-GA-901-002-C - 0.00 Temporary Permitted Development Facilities Site Location Plan

A400-PAW-A-14-XXX-DR-GA-200-002-C -1.00 Temporary Permitted Development Facilities Keyplan

A400-PAW-A-14-L00-DR-GA-200-001 -1.01 Temporary Permitted Development Facilities Temporary Outbound Baggage Facility (TOBB) Ground Level 00

A400-PAW-A-14-MEZ-DR-GA-200-002 -1.02 Temporary Permitted Development Facilities Temporary Outbound Baggage Facility (TOBB) Mezzanine Level

A400-PAW-A-14-L20-DR-GA-200-003 -1.03 Temporary Permitted Development Facilities Temporary Outbound Baggage Facility (TOBB) Roof

A400-PAW-A-14-XXX-DR-EL-200-013 - 1.04 Temporary Permitted Development Facilities Temporary Outbound Baggage Facility (TOBB) Elevations

A400-PAW-A-14-XXX-DR-SE-200-014 - 1.05 Temporary Permitted Development Facilities Temporary Outbound Baggage Facility (TOBB) Sections

A400-PAW-A-14-L00-DR-GA-200-008 -1.06 Temporary Permitted Development Facilities Temporary Immigration Facility (TIF) Ground Level 00

A400-PAW-A-14-L10-DR-GA-200-005 -1.07 Temporary Permitted Development Facilities Temporary Immigration Facility (TIF) First Level 10

A400-PAW-A-14-R20-DR-GA-200-002 -1.08 Temporary Permitted Development Facilities Temporary Immigration Facility (TIF) Roof Level 20

A400-PAW-A-14-XXX-DR-EL-200-014-A -1.09 Temporary Permitted Development Facilities Temporary Immigration Facility (TIF) Elevations

A400-PAW-A-14-XXX-DR-SE-200-015-A - 1.10 Temporary Permitted Development Facilities Temporary Immigration Facility (TIF) Sections

A400-PAW-A-14-L00-DR-GA-200-009 - 1.11 Temporary Permitted Development Facilities Temporary Goods-In Facility (GIF) Ground Level 00

A400-PAW-A-14-L10-DR-GA-200-006 - 1.12 Temporary Permitted Development Facilities Temporary Goods-In Facility (GIF) First Level 10

A400-PAW-A-14-L20-DR-GA-200-003 - 1.13 Temporary Permitted Development Facilities Temporary Goods-In Facility (GIF) Roof Level 20

A400-PAW-A-14-XXX-DR-EL-200-015 - 1.14 Temporary Permitted Development Facilities Temporary Goods-In Facility (GIF) Elevations

A400-PAW-A-14-XXX-DR-SE-200-016 - 1.15 Temporary Permitted Development Facilities Temporary Goods-In Facility (GIF) Sections

A400-PAW-A-14-XXX-DR-GA-200-008 - 1.16A Temporary Permitted Development Facilities Temporary Decked Carpark Ground Floor

A400-PAW-A-14-MEZ-DR-GA-200-007 - 1.16 Temporary Permitted Development Facilities Temporary Decked Carpark Roof deck

A400-PAW-A-14-XXX-DR-EL-200-016 - 1.17 Temporary Permitted Development Facilities Temporary Decked Carpark Elevations

A400-PAW-A-14-L00-DR-GA-200-010 - 1.18 Temporary Permitted Development Facilities Temporary Eastern Gateroom Facility (TEGF) Ground Level 00

A400-PAW-A-14-L10-DR-GA-200-017 - 1.19 Temporary Permitted Development Facilities Temporary Eastern Gateroom Facility (TEGF) Elevation and Sections

A400-PAW-A-14-XXX-DR-EL-200-018 - 1.20 Temporary Permitted Development Facilities Temporary Eastern Gateroom Facility (TEGF) North Elevation (Sheet 1 of 2)

A400-PAW-A-14-XXX-DR-EL-200-019 - 1.21 Temporary Permitted Development Facilities Temporary Eastern Gateroom Facility (TEGF) North Elevation (Sheet 2 of 2)

A400-PAW-A-14-XXX-DR-EL-200-020 - 1.22 Temporary Permitted Development Facilities Temporary Car Rental Building Plans and Elevations

Documents:

Design & Access Statement – Dated December 2022

Supporting Statement – Dated December 2022

Flood Risk Assessment – Dated October 2022

No other drawings or documents apply.

Reason: To ensure that the development is undertaken in accordance with the approved drawing(s) and document(s) to ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to satisfactorily protect the residential amenities of nearby occupiers.

Informatives

In forwarding the decision for this application, the applicant is advised of the following:

1. Working with the Applicant

In dealing with this application, Newham Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner. As with all applicants, the Council has made available detailed advice in the form of our statutory policies in the relevant constituent parts of the Local Plan and London Plan, supplementary planning documents, and all other Council guidance, as well as offering a full pre-application advice service, so as to ensure that the Applicant has been given every opportunity to submit an application which is likely to be considered favourably.

Community Infrastructure Levy (CIL)

This development may be considered a chargeable development.

The Mayor of London's CIL and the Newham CIL charging schedules currently apply in the London Borough of Newham. Refer to the planning portal for general CIL information:

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

For further information please email: cil@newham.gov.uk

Summary of Policies and Reasons

National Planning Policy Framework (MHCLG, July 2021):

The London Plan (GLA, March 2021)

Policy D3 Optimising site capacity through the design led approach

Policy SI 12 Flood Risk Management

Policy T4 Assessing and mitigating transport impacts

Newham Local Plan (2018)

Policy INF2 Sustainable Transport

Policy J1 Business and Jobs Growth

Policy SC3 Flood Risk and Drainage
Policy SP3 Quality Urban Design within Places
Policy SP8 Ensuring Neighbourly Development

Additional Guidance

The Town and Country Planning (General Permitted Development) (England) Order 2015

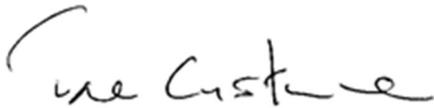
Draft Newham Local Plan (Regulation 18) for Consultation December 2022

The Draft Newham Local Plan (Regulation 18) was approved at Cabinet on 6 December 2022 for consultation. Statutory public consultation under regulation 18 will commence on 9 January 2023. The weight which should be accorded to draft policies is guided by paragraph 48 of the National Planning Policy Framework (NPPF) 2021 and paragraph 049 of the Planning Practice Guidance (Local Plans). These state that a new Local Plan may be given weight according to the stage of preparation of the emerging local plan, the extent to which there are unresolved objections to the relevant policies, and the degree of consistency between the relevant policies in the draft plan and the policies in the NPPF. As the draft Local Plan is at an early stage of development and has not yet been through statutory consultation, very limited weight can be placed on the policies in the Draft Local Plan, and the adopted Newham Local Plan 2018 and London Plan 2021 remain the key Development Plan documents used to determine applications.

The above policies can be viewed online via the respective government websites ie. the Council's website www.newham.gov.uk , the GLA's website www.london.gov.uk and the www.gov.uk website.

Dated: 21 April 2023

Signed:



Jane Custance
Director of Planning and Development
London Borough of Newham
Newham Dockside, 1000 Dockside Road, London, E16 2QU

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Applicant's Rights following the Grant or Refusal of permission

1. Appeals to the Secretary of State

Should you (an applicant/agent) feel aggrieved by the decision of the council to either refuse permission or to grant permission subject to conditions, you can appeal to the Secretary of State for the Ministry of Housing, Communities and Local Government – Section 78 of the Town and Country Planning Act 1990 / Sections 20 and 21 of the Planning (Listed Building and Conservation Areas) Act 1990. Any such appeal must be made within the relevant timescale for the application types noted below, beginning from the date of the decision notice:

- **Six months:** Full (excluding Householder and Minor Commercial applications), listed building, conservation area consent, Section 73 'variation/removal', Section 73 'minor-material amendment', extension of time, and prior approval applications.
- **12 weeks:** Householder planning, Householder prior approval and Minor Commercial applications.
- **8 weeks:** Advertisement consent applications.
- **No timescale:** Certificate of lawful development (existing/proposed) applications.

Where an enforcement notice has been issued the appeal period may be significantly reduced, subject to the following criteria:

- The development proposed by your application is the same or substantially the same as development that is currently the subject of an enforcement notice: **28 days of the date of the application decision.**
- An enforcement notice is served **after the decision on your application** relating to the same or substantially the same land and development as in your application and if you want to appeal against the council's decision you are advised to appeal against the Enforcement Notice and to do so before the Effective Date stated on the Enforcement Notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are exceptional/special circumstances.

The Secretary of State can refuse to consider an appeal if the council could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements and provisions of the Development Order and to any direction given under the Order. In practice, it is uncommon for the Secretary of State to refuse to consider appeals solely because the council based its decision on a 'direction given by the Secretary of State'.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#)

2. Subsequent Application Fees

No planning fee would be payable should a revised planning application be submitted within 12 months of the decision. This 'fee waiver' is permitted only where the new application meets the following criteria:

- the applicant is the same as the applicant of the original application
- site boundary is the same as the site boundary of the original application
- the nature of development remains the same.

3. Purchase Notices

Should either the council or the Secretary of State refuse permission or to grant permission subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state nor through carrying out of any development which has been or could be permitted. In such a case, the owner may serve a purchase notice on the council. This notice will require the council to purchase the owner's interest in the land in accordance with the provisions of Part IV of the Town and Country Planning Act 1990 and Section 32 of the Planning (Listed Buildings Conservation Areas) Act 1990.

4. Compensation

In certain circumstances compensation may be claimed from the Council if permission is refused or granted subject to condition(s) by the Secretary of State on appeal or on reference to the Secretary of State. These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Building Control

The London Borough of Newham Building Control Team can offer you a fast, reliable and good value service to meet all your building control needs.

- Residential, Commercial, Schools, Householder and Infrastructure projects
- All surveyors are highly knowledgeable and provide a multi-lingual service
- Same day inspection service available
- Pre-submission consultation advice service offered
- Expertise in fire engineering



Building Notice

Multiple visits carried out at key stages of your development to ensure compliance to Building Regulations.

Full Plans

In depth look into plans to check for approval against the Building Regulations, thereafter offering multiple site visits ensuring all works comply.

Partnership Scheme

Offering a comprehensive plan check service for sites outside the London Borough of Newham.



On-Line Submission

Visit us at www.newham.gov.uk for further information.

Engineering Design Service

If you need a Structural Design carried out please contact us.

Contacting the Team and making your application

- 020 3373 8200 – 09:00 – 10:30 weekdays
- reception.bco@newham.gov.uk
- Building Control Team, 1000 Dockside Road, London E16 2QU
- Apply online at www.iapply.co.uk

