



**Jane Custance**  
Director of Planning and Development  
Newham Dockside  
1st Floor, West Wing  
Dockside Road  
London, E16 2QU

Jane Stewart  
Hartmann Road  
Silvertown  
London  
E16 2PX

**Date:** 24 January 2023

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

Dear Sir/Madam,

**Application No:** 22/02528/AOD

**Location:** London City Airport  
Hartmann Road  
Silvertown  
London  
E16 2PX

**Proposal:** Approval of details pursuant to Condition 33 (Fixing the Size of the Noise Contour) attached to Planning Consent 13/01228/FUL allowed on appeal APP/G5750/W/15/3035673 dated 26th July 2016.

The London Borough of Newham hereby gives notice with respect to your submission of details pursuant to planning permission 13/01228/FUL allowed on appeal APP/G5750/W/15/3035673 dated 26th July 2016 validated on 25.10.2022.

Condition 33 is **APPROVED** subject to the details submitted and approved, and subject to the conditions and reasons stated within the accompanying report.

**Signed:**

A handwritten signature in black ink, appearing to read "Jane Custance". The signature is fluid and cursive, with a large initial 'J'.

**Jane Custance,**  
Director of Planning and Development  
London Borough of Newham

# TOWN AND COUNTRY PLANNING ACT 1990

## 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 Department of 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 (unless an extended period has been agreed in writing with the council):

- **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 must be made using the prescribed form(s) of The Planning Inspectorate (PINS) obtained from [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk) or by contacting 03034445000. A copy of any appeal should be sent both to PINS and the council (attn: Planning Appeals Officer).

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'.

### 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.

Delegated Report			
Application for approval of details reserved by condition.			
Case Officer:	Liam McFadden	Valid Date:	25.10.2022
Application Number:	22/02528/AOD	8-Week Date:	19.12.2022
Deemed Discharge Notice:	No	PEA Date:	N/A
Address:	London City Airport Hartmann Road Silvertown London		
Proposal:	Approval of details pursuant to Condition 33 (Fixing the Size of the Noise Contour) attached to Planning Consent 13/01228/FUL allowed on appeal APP/G5750/W/15/3035673 dated 26th July 2016		

#### Assessment:

Condition 33	Fixing the Size of the Noise Contour
<p><i>The area enclosed by the 57dB LAeq 16hr Contour shall not exceed 9.1 km2 when calculated by the Federal Aviation Authority Integrated Noise Model Version 7 or later version.</i></p> <p><i>Within five years of the Commencement of Development a Noise Contour strategy shall be submitted to the local planning authority for approval in writing which defines the methods to be used by the Airport operator to reduce the area of the Noise Contour by 2030.</i></p> <p><i>Thereafter the Airport shall be operated in accordance with the approved Noise Contour strategy. The approved Noise Contour strategy shall be reviewed not later than the 5th year after approval and every 5th year thereafter in order to seek further reductions in the size of the Noise Contour by 2030 and beyond. The reviews shall be submitted to the local planning authority for approval in writing within 3 months of such review dates and implemented as approved.</i></p> <p><i>Reason: To safeguard residential amenity and in accordance with the UES</i></p>	
Details Submitted and APPROVED:	<ul style="list-style-type: none"> <li>London City Airport Noise Contour Strategy 2022</li> <li>CONFORMITY STATEMENT – CONDITION No.33 ‘FIXING THE SIZE OF THE NOISE CONTOUR’ - APP/G5750/W/15/3035673</li> </ul>
Details submitted for information (Not approved):	<ul style="list-style-type: none"> <li>Cover letter (Dated 24<sup>th</sup> October 2022)</li> </ul>
Officer Assessment:	<p>The applicants have submitted a noise contour strategy which set out the methods used to reduce the noise contour. This has been assessed by the Council's Environmental Health Team.</p> <p>It is acknowledged that the impacts of Covid19 have resulted in few flight and as such the noise contour would be lower than usual. Notwithstanding that, the applicant has demonstrated that they are within the requirements of the condition.</p> <p>The condition requires approval of this strategy every 5 years. This application represents the first instance of this strategy being approved. As such, the applicants will be required to further demonstrate a reduction in the noise contour in future submissions.</p> <p>The details are therefore considered sufficient to discharge the condition.</p>
Officer Recommendation:	Approve
Conditions and Reasons:	The development shall be implemented in accordance with the <b>Details Submitted and APPROVED</b> listed above only.

	Reason: To safeguard residential amenity and in accordance with the UES
<b>Officer Recommendation:</b>	To approve the details identified as Submitted and APPROVED listed above, pursuant to condition 33 (Fixing the Size of the Noise Contour) attached to Planning Consent 13/01228/FUL allowed on appeal APP/G5750/W/15/3035673 dated 26th July 2016
<b>Authorising officer Signature:</b>	
<b>Authorising officer</b>	James Bolt, Senior Development Manager
<b>Date:</b>	24 January 2023

## Appendix 1:

The Council's decision in this instance arose following careful consideration of the relevant provisions of the Council's adopted development plan and of all other relevant material considerations, including the approved Environmental Statement.

Of particular relevance to this decision were the following Framework and Development Plan policies and ES documents:

*National Planning Policy Framework (MHCLG, July 2021)*

*The London Plan (GLA, March 2021)*

D14 Noise

*Newham Local Plan (December 2018)*

SP2 Healthy Neighbourhoods  
SP8 Ensuring Neighbourly Development

*EIA Approved ES*

Chapter 8 – Noise and Vibration

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.

## Appendix 2:

### Consultations:

<i>Consultee:</i>	<i>Date Consulted:</i>	<i>Summary of response:</i>
LBN Environmental Health - Pollution General	10th November 2022	No objections
LBN Environmental Health - Noise	10 <sup>th</sup> November 2022	No objections. Note that this will be reviewed in 5 years where applicants may be required to demonstrate further improvements to reduction of noise contour.

### Informative:

1. 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 to work with the applicant in a positive and proactive manner. As with all applicants, we have 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 applicant has been given every opportunity to submit an application which is likely to be considered favourably.
2. The applicant is advised that this condition requires a resubmission every 5 years.