

Mr Tim Halley  
London City Airport, Hartmann Road  
Silvertown  
LONDON  
E16 2PX

**Date:** 22nd November 2017

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

Dear Mr. Halley,

**Application No:** 17/03556/AOD

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

**Proposal:** Approval of details pursuant to Condition 94 (Temporary Construction Noise Barrier) Attached to Planning Permission 13/01228/FUL dated 26th July 2016. This is an additional AoD for Condition 94 (Original Permission 17/00240/AOD Approved 24th March 2017)

The London Borough of Newham hereby gives notice with respect to your submission of details pursuant to planning permission 13/01228/FUL validated on 26<sup>th</sup> October 2017.

Condition 94 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 "Amanda Reid". The signature is fluid and cursive, with a large initial 'A' and 'R'.

**Amanda Reid**  
Head 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:	Dave Whittaker	Valid Date:	26th October 2017
Application Number:	17/03556/AOD	8-Week Date:	20th December 2017
Deemed Discharge Notice:	No	PEA Date:	N/A
Address:	London City Airport Hartmann Road Silvertown London E16 2PX		
Proposal:	Approval of details pursuant to Condition 94 (Temporary Construction Noise Barrier) Attached to Planning Permission 13/01228/FUL dated 26th July 2016. This is an additional AoD for Condition 94 (Original Permission 17/00240/AOD Approved 24th March 2017)		

#### Assessment:

Condition 94	Temporary Construction Noise Barrier
<p><b>94 Temporary Construction Noise Barrier</b></p> <p>Before the Commencement of the relevant Phase of Development a temporary noise barrier along the southern boundary of the Airport (between City Aviation House and the proposed construction compound at the western end of Hartmann Road) shall be erected and retained in accordance with details that shall have been submitted to and approved in writing by the local planning authority. The barrier shall meet the following minimum specification:</p> <ul style="list-style-type: none"> <li>• 3m in height above local ground level;</li> <li>• imperforate (no gaps at joints or the base); and</li> <li>• minimum superficial surface mass shall be at least 7 kg/m<sup>2</sup>.</li> </ul> <p>The temporary construction noise barrier shall be retained for the duration of the construction works. Upon completion of the Development the temporary noise barrier shall be dismantled and removed from the Airport in its entirety.</p> <p><b>Reason:</b> <i>To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area.</i></p>	
Details Submitted and APPROVED:	<ul style="list-style-type: none"> <li>• Report: 'City Airport Development Programme (CADP1) - Condition 94 – Temporary Construction Noise Barrier – London City Airport – October 2017'</li> </ul>
Details submitted for information (Not approved):	<ul style="list-style-type: none"> <li>• Site Plan</li> <li>• Covering letter including Appendix 1 – Statement of Conformity with the Updated Environmental Statement for Planning Permission 13/01228/FUL dated 26<sup>th</sup> July 2017. This is a requirement of Condition 3 of the Permission:</li> </ul> <p><b>3 Environmental Statement</b></p> <p>The Development shall be carried out in accordance with the environmental standards, mitigation measures, requirements, recommendations and methods of implementing the Development contained in the Updated Environmental Statement (UES) and revisions, February 2016.</p> <p><b>Reason:</b> <i>To ensure that the Development is carried out in accordance with the UES, dated September 2015, and the mitigation measures proposed therein.</i></p>

<b>Officer Assessment:</b>	<p>As set out in the Construction Phasing Plan submitted under Condition 4 of the Planning Permission, it is proposed to build the development over a continuous period of 5 years in two stages: the Interim Works and the Completed Works. This Condition covers both stages.</p> <p>The proposed temporary construction noise barrier will mitigate the effects of construction noise on residents to the south of the Airport. The report comprises the specifications of the barrier, its location, and a programme for its construction and removal.</p> <p>It is noted that this is the second submission for approval of Condition 94; the only difference between the two is the phasing of the construction.</p> <p>The proposed design meets the criteria specified in the condition.</p> <p>External Consultation, as listed in Appendix 2, comprised no responses.</p> <p>Internal consultation, as listed in Appendix 2, comprised no objection.</p> <p>The submission is consistent with all relevant Development Plan policies, as listed in Appendix 1.</p> <p>The submitted application complies with the requirements of Condition 94 of the Permission.</p>
<b>Officer Recommendation:</b>	<b>Approve</b>
<b>Conditions and Reasons:</b>	<p>The development shall be implemented in accordance with the <b>Details Submitted and APPROVED</b> listed above only.</p> <p><b>Reason:</b> <i>To ensure a satisfactory standard of development and to safeguard the amenities of the surrounding area.</i></p>

<b>Officer Recommendation:</b>	To approve the details identified as Submitted and APPROVED listed above, pursuant to condition 94 attached to planning permission 13/01228/FUL dated 26 <sup>th</sup> July 2016.
<b>Authorising officer Signature:</b>	
<b>Authorising officer</b>	James Bolt, Senior Development Manager
<b>Date:</b>	22nd November 2017

## Appendix 1:

<p>The Council's decision to approve the submitted details 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.</p> <p>Of particular relevance to this decision were the following Framework and Development Plan policies and ES documents:</p>	
<p><i>National Planning Policy Framework (DCLG, March 2012)</i></p>	
<p><i>The London Plan: Spatial Development Strategy for London (GLA, consolidated with alterations since 2011, published March 2016)</i></p>	<p>At the date of assessment of original application:</p> <p>Policy 6.6 – Aviation</p>
<p><i>London Borough of Newham Local Plan: Core Strategy (adopted January 2012)</i></p>	<p>Policy S1 – Spatial Strategy Policy S3 – Royal Docks Policy INF1 – Strategic Transport Policy SP2 – Healthy Neighbourhoods</p>
<p><i>London Borough of Newham Local Plan: Detailed Sites and Policies Development Plan Document (adopted 20 October 2016)</i></p>	<p>Not applicable at the date of original application.</p> <p>Updated by Policy SP8 - Ensuring Neighbourly Development</p>
<p><i>EIA Approved UES</i></p>	<p>Condition 3 of planning permission 13/01228/FUL states:</p> <p><b>3 Environmental Statement</b> The Development shall be carried out in accordance with the environmental standards, mitigation measures, requirements, recommendations and methods of implementing the Development contained in the Updated Environmental Statement (UES) and revisions, February 2016.</p> <p><b>Reason:</b> To ensure that the Development is carried out in accordance with the UES, dated September 2015, and the mitigation measures proposed therein.</p>

## Appendix 2:

Consultations:		
<i>Consultee:</i>	<i>Date Consulted:</i>	<i>Summary of response:</i>
LBN Environmental Health - Pollution General	27th October 2017	No objection
L City Airport Consultative Committee	27th October 2017	No response
Greater London Authority	27th October 2017	No response
Civil Aviation Authority	27th October 2017	No response
LBN Urban Design & Conservation	27th October 2017	No response

## Informative:

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.