

**EFRA response for planning application 254683FUL  
at 185 Northfields Avenue, W13 9QU  
January 2026**

Ealing Fields Residents' Association (EFRA) is a large residents' association with about 400 members in the Northfields/South Ealing area of the London Borough of Ealing representing some 2,000 households. It has been in existence since 1974. Our members live in properties in the area that stretches from Windermere Road in the north to Ealing Park Gardens/Lawrence Road in the south, and between Blondin Park/Northfield Avenue in the west and Weymouth Avenue in the east. EFRA is formally recognised by Ealing Council when we engage with the local authority on issues that affect our local community.

EFRA objects to the planning application to create a restaurant on the ground floor of this residential building plus HMO units on the first and second floors. This objection is on the following grounds: -

EFRA's objection to planning application:

*EFRA wishes to formally object to this planning application which will cause demonstrable harm to residential amenity and area character, contrary to Policy 7A and 7B of Ealing Council's Development Management DPD and the National Planning Policy Framework on the following grounds:*

The scale and intensity of the proposed changes will be visually and environmentally intrusive, giving rise to overbearing impact on adjacent residential properties. The proposal represents an inappropriate intensification of commercial use in a location specifically valued for its residential tranquillity adjacent to Lammas Park's open space now part of a Conservation Area (CA). One object of the SuDS scheme in Lammas Park is to promote wildlife in its many forms but the restaurant's activities will be detrimental to bird life and other wild life in the park.

There is no parking provision for delivery vehicles as no parking is allowed in front of 185 to 189 Northfields Avenue (NA) where there is a zebra crossing and associated zig zag lines forbidding parking in the vicinity. Furthermore there are double yellow lines beyond 189 NA. Also parking in Windermere Road is limited being in a CPZ with car spaces occupied by residents and other users (clients of Ealing Car Care). Delivery vehicles would most likely park obstructing views of the zebra crossing or on the corner of the junction with Windermere Road.

There is inadequate parking for customers in the area and any accumulation of e-bikes/scooters would impede access to and from Lammas Park.

The proposed restaurant garden terrace is positioned immediately adjacent to the back garden of the neighbouring residential property. The garden terrace and the proposed first floor extension will create direct overlooking into habitable rooms and private garden space, constituting an unacceptable loss of privacy for the neighbouring household. The proximity and commercial nature of restaurant use, with potential operation until late evening, will significantly compromise the quiet and peaceful enjoyment of those living in neighbouring properties.

The introduction of restaurant use at ground level, combined with outdoor terrace activity, will generate sustained noise from conversation, movement, and outdoor dining activities extending beyond 10pm. Additionally, the installation of kitchen infrastructure, including extractor fans and air-conditioning units will result in continuous mechanical noise detrimental to quiet residential use.

It is unacceptable to raise the height of the roof making it out of line with the rest of the row of houses and impacting on the view from within the Lammas Park Conservation Area and looking towards it.

The planning application shows no fire suppression system for a building with high fire-risk business and high fire-risk HMO.

Although we have not assessed the dimensions of the HMO units, the Council needs to ensure that the dimensions of the units meet all statutory requirements.

We believe there is a need for a fire escape. None is shown.

There is no provision of a toilet for restaurant staff.

The three refuse bins shown would be inadequate for the HMO units of accommodation and a restaurant.

Inadequate or missing information for a full planning application: -

Type of cuisine of restaurant and method of cooking – relevant to odour and noise nuisance

Opening hours of restaurant – crucial to amenity of neighbours (see above)

Take-away proposals for restaurant. Would there be a congregation of motor bike riders hovering on the zebra crossing no parking area waiting to deliver orders?

Signage for restaurant- would it be in keeping with the character of the Lammas Park Conservation Area?

Foul sewage disposal – would that be sufficient for eight WCs?

Ventilation system for commercial kitchen, which has no windows and internal en-suites in the HMO - how can this be achieved without negative impact on the Conservation Area and neighbouring properties?

Types of materials to be used must be specified due to adjoining a Conservation Area but no information on type of roof tile, type of bricks, design, material and opening mechanism of windows. Sound levels/noise nuisance from machinery such as refrigeration units and extractor ventilation fans (in accordance with DEFRA guidance).

Scheme must insulate premises from transmission of airborne particles and noise nuisance (see above)

System for odour control taking into consideration location of neighbours' opening windows.

HMO residents should not have access to car parking permits as this would put additional parking pressure in Windermere Road and more widely in the Northfields CPZ.

Incorrect information on the application: -

There are trees on the adjacent property (Lammas Park, which is a Conservation Area) which are important to the local landscape. These trees are almost on the boundary line and need to be protected. This application is for mixed use – HMO and Restaurant

**In summary we believe that this proposed development would negatively impact the Lammas Park Conservation Area, which it adjoins, and would propose a real danger to users of the zebra crossing to and from Lammas Park. We believe that the bulk and size of the proposed extensions and the noise, light and odour nuisance would have an overbearing negative impact on the neighbouring properties.**

**We respectfully urge you to refuse this application.**

Roger Jarman, Chair, EFRA, 47 Dorset Road, Ealing W5 4HX

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