Planning Application for 217 Northfield Avenue – 263111FUL

Comments of Ealing Fields Residents' Association

November 2026

Ealing Fields Residents' Association (EFRA) is a large residents' association with a subscription membership of some four hundred households across more than thirty streets which are centred on Northfields Station and our Community Library. There are 2,000 households within the EFRA area as a whole. We are recognised by Ealing Council as a formally constituted body that has the authority to comment on issues affecting our members. 217 Northfield Avenue is located within the area covered by our residents' association.

Application Reference 263111FUL seeks permission for a Change of Use from Class E to Residential C3, and the creation of 4 self-contained residential units with the retail unit remaining at the front of the property.

EFRA recognises the need for more housing in our area. However, we have concerns both about the safety of the proposed accommodation and its potential impact on neighbours. The current application is lacking in detail on the following points:

Safety

1. No information has been provided about the fire risk assessment, alarms or escapes, especially from the roof space and basement. Depending on the future use of the retail space, this could become a high fire risk.
2. No detail has been provided about the roof space ceiling height.
3. No detail has been provided about measures to meet climate change challenges e.g. insulation; energy saving; prevention of overheating.
4. Cycle storage is proposed as partly indoors. This could be extremely dangerous if e-bikes are permitted (battery fires). Also cycle storage must not impede fire escape routes.
5. We have concerns about the safety of the basement as a unit of accommodation. We cannot determine if the basement has any windows. Also, we cannot ascertain if the unit is adequately ventilated. We have concerns too about the risks for occupants if the property should flood during heavy rain.

Potential impact on neighbours

1. No detail has been provided about the provision of dedicated storage for dry recycling, residual waste and food waste. Would this be internal (possibly blocking fire escape routes) or external?
2. We note no loss of garden land is proposed, nor new pedestrian access to the street. How would residents in the proposed 4 new units at 217 NA be enabled to deliver their refuse to the street at the right time and in the requisite containers? There are already problems with fly-tipping at the junction of Northfield Avenue and

Devonshire Road, and it is unclear that the rights of residents in existing flats above the shops on that stretch are currently being met as detailed in the Environmental Protection Act 1990 and Guidance on Waste Collection Services 2021.

3. The balcony terraces could offer valuable outdoor space but would overlook 89 Devonshire Road to the extent of being intrusive.
4. The number of bed spaces is stated as seven. We understand that this development is intended to be 'car free'. But potentially each resident could seek to own a motor car which could mean seven additional cars in an area which is already experiencing parking 'stress'. We would therefore need to see effective enforcement by the Council to ensure that none of the residents of 217 NA can access parking permits for the parking Zone N.

Although EFRA is generally supportive of more housing in our area where it does not represent overdevelopment and is well designed, we are concerned about some of the aspects associated with this planning application (see submission). If the Council awards the development planning permission, we would like to see our concerns addressed as part of the planning consent.

In conclusion we have therefore taken a neutral stance on this application.