



Orion Park, Northfield Avenue, West Ealing, W13 9SJ

Proposed Section 73 material amendment application

LBE planning reference: 213744VAR

Response of Ealing Fields Residents' Association, May 2026

www.efra.org.uk

Introduction

Ealing Fields Residents' Association (EFRA) is a large residents' association with a subscription membership of some 400 members across more than thirty streets which are centred on Northfields station and Library. We are recognised by Ealing Council as a formally constituted body that has the authority to comment on issues affecting our members. Orion Park is located near the centre of our membership catchment area. EFRA has commented previously on the original and subsequent planning applications associated with the site. We were pleased that the site owners - Sovereign Network Group (SNG) - have consulted EFRA and local residents about the Section 73 amendment to the original planning permission.

Comments

- 1) We are pleased that the commitment remains to provide 'affordable housing' on the site. Ensuring that 23% of the homes will be let at 'social rents' is particularly welcome. This will mean that such homes will be available to households unable to access shared ownership, etc.
- 2) We welcome the proposal to reduce the height of Block A which fronts onto Northfield Avenue from eight to six storeys. We are in favour of this amendment as eight storeys was generally considered to be too high and over-bearing in this prominent position opposite Northfields Station, a listed building.
- 3) However, we have major concerns about the plan to add an additional storey to Block C. You list a reduction of one home in Block A, an increase of one home in block B plus only an additional four homes in the increased height Block C. We do not support the proposal to add another storey to Block C to the detriment of adjoining residents for a gain of four homes.
- 4) As the site narrows the residents to the west of the site are inevitably the most at risk from loss of privacy, loss of sunlight and over-shadowing. Block C will be nearer to their boundary than both Blocks A and B. Residents in that part of Belsize Avenue are naturally concerned about the negative impact the revised design will have on the enjoyment of their homes.
- 5) EFRA and affected residents will want to see evidence that shows that there is no loss of privacy and that there is no loss of sunlight when the sun is at its lowest point (i.e. mid winters day). In particular, the developer must ensure that the provisions of the Rights of Light Act 1959 are strictly observed.
- 6) Ultimately though we ask that you give serious consideration to reducing Block A as proposed and not proceeding with the increase in Block C.
- 7) Finally, we are puzzled by the proposal to have just one commercial unit on the ground floor of Block A fronting Northfield Avenue (rather than two as originally proposed). Is this because SNG have pre-let the premises? It would be helpful to know the rationale behind this proposed amendment to the planning permission.

Carol Atkinson and Roger Jarman, EFRA