

NOTICE OF PLANNING DECISION

Mr Michael Krajewski
Consul Chartered Surveyors
Suite 22 Trinity House
Heather Park Drive
WEMBLEY
HA0 1SU

Ealing Council
Perceval House
14-16 Uxbridge Road
London
W5 2HL

Our Ref:
164779FUL

Direct line:
020 8825 6600

Date:
16.11.2016

Dear Sir/Madam

Your application has been considered in accordance with the provisions of the Town and Country Planning Act 1990 (as amended) and its Orders:

Application Received: 28.09.2016

Drawings/Schedules References:

Location Plan 972.16.CHL.06 16/09/2016, Proposed Elevation Detailing Sash Window Design 972.16.CHL.06 16/09/2016, Proposed Sash Window Types 972.16.CHL.07 16/09/2016, Existing Elevation Detailing Window Type Design 972.16.CHL.01 16/09/2016, Existing Elevation Detailing Window Type Design 972.16.CHL.02 16/09/2016, Proposed Elevation Detailing Sash Window Design 972.16.CHL.05 16/09/2016, REHAU-HERITAGE Profile Print, REHAU S706 AND REHAU EDGE 70MM, Email dated: 16/11/2016 'RE: 164779FUL - 14 Somerset Road, Flats 1-8, West Ealing',

Site: 14 Somerset Road West Ealing London W13 9PB

Proposal: Replacement of existing single glazed timber box sash windows and timber doors with double glazed UPVC box sash windows and double glazed UPVC doors

The Council give notice that permission is **GRANTED** subject to the conditions and informatives presented on the attached pages.

Yours faithfully



Borough Planner

Decision Date: - 16.11.2016

To support Ealing Council in maintaining the quality and cleanliness of the public realm, please ensure that the site notices in relation to the above planning application reference are removed immediately.

Reference No. 164779FUL

CONDITIONS

1. The development permitted shall be begun before the expiration of three years from the date of this permission.

REASON: In order to comply with the provisions of the Town and Country Planning Act 1990 (as amended).

2. The development hereby approved shall be carried out in accordance with drawings: Proposed Elevation Detailing Sash Window Design 972.16.CHL.06 16/09/2016, Proposed Sash Window Types 972.16.CHL.07 16/09/2016, Proposed Elevation Detailing Sash Window Design 972.16.CHL.05 16/09/2016.

REASON: For the avoidance of doubt, and in the interests of proper planning.

3. All replacement windows to be used in the development shall be timber and painted brown in accordance with submitted plans.

REASON: To ensure that the materials harmonise with the surroundings, in accordance with policies 7.4, 7B and 7C of the Ealing Development Management DPD (2013), policies 1.1, 1.2, 2.1 and 2.10, and policies 7.1, 7.2, 7.4 and 7.6 of the London Plan (2015).

Reference No. 164779FUL

The following items are also brought to the applicant's attention:

INFORMATIVES:

1. The decision to grant planning permission has been taken having regard to the policies and proposals in the Adopted London Plan, the Local Development Framework - Adopted Core Strategy, the Adopted Ealing Development Management (DPD) and to all relevant material considerations:

NPPF - National Planning Policy Framework (2012)

London Plan (2015)

Policy 7.1 Lifetime neighbourhoods

Policy 7.2 An inclusive environment

Policy 7.4 Local character

Policy 7.6 Architecture

Local Development Framework - Adopted Core Strategy (2012)

1.1 Spatial Vision for Ealing

1.2 Delivery of the Vision for Ealing 2026

2.1 Development in the Uxbridge Road / Crossrail Corridor
2.10 Residential Neighbourhoods

Ealing Development Management DPD (2013)
Policy 7A Ealing Local Policy - Amenity
Policy 7.4 Ealing Local Variation - Local Character
Policy 7B Ealing Local Policy - Design Amenity
7C Heritage

Ealing Green Conservation Area Area Management Plan (2009)

In reaching the decision to grant consent, specific consideration was given to the impact of the planning application on the amenity of neighbouring dwellings, the appearance and character of the property within the local area. The proposal is considered acceptable on these grounds, and is also considered to comply with the relevant policies in the adopted Ealing Development Management. It is not considered that there are any other material considerations in this case that would warrant a refusal of the application.

2. The Council's Environmental Health Service has powers to control noise and disturbance during buildings works. It considers that normal and reasonable working hours for building sites are 8.00 am to 6.00 pm Monday to Friday, from 8.00 am to 1.00 pm on Saturday and not at all on Sunday or Public Holidays. If any activities take place on the site beyond these times which give rise to noise audible outside the site the Council is likely to take action requiring these activities to cease.
3. To assist applicants in a positive manner, the Local Planning Authority has produced policies and written guidance, and offers and encourages a comprehensive pre-application advice service, all of which is available on the Council's website and outlined in a 24 hours automated telephone system.

The scheme complied with policy and guidance. The Local Planning Authority delivered the decision proactively in accordance with requirements of the National Planning Policy Framework.

4. The applicant is hereby advised to remove all site notices on or near the site that were displayed in pursuant to the application

Reference No. 164779FUL

Notes

If you are not the applicant, please make sure that these notes are drawn to his/her attention.

Please note that this decision DOES NOT imply any consent, which may be required under the **Building Regulations** or under any enactment or provision other than Section 57 of the **Town and Country Planning Act 1990**. Nor does it override any private rights which any person may have relating to the land affected by this decision, including the provisions of the **Party Wall etc. Act 1996**.

Rights of Applicants Aggrieved by Decisions of the Local Planning Authority

1. Appeals to the Secretary of State

If you are aggrieved by the decision of the local planning authority to refuse permission for the proposed development, or to grant permission subject to conditions, you may appeal to the Secretary of State for the Environment, Transport and the Regions, under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision, then you must do so within **six months of the date of this notice**.

Appeals must be made using a form which you can get from the Planning Inspectorate using a form which can be downloaded from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-inspectorate>.

The Secretary of State can allow a longer period for the giving of a notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order, and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

2. Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and the Regions refuse permission to develop land, or grants it subject to conditions, whether by the local planning authority or the Secretary of State, the owner may claim that he can neither put the land to reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the London Borough of Ealing. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

3. Compensation

In certain circumstances, compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Section 114 of the Town and Country Planning Act 1990.