

## NOTICE OF PLANNING DECISION

Dr Qaaid Al-Saraify  
27 York Avenue  
HA72HT  
UK

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

Reference Number:  
**215968HH**

Direct line:            Date:  
**020 8825 6600      05.01.2022**

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:** 04.10.2021

**Drawings/Schedules References:**

AL21/BR/001 Rev. 00; AL21/BR/002 Rev. 02; AL21/BR/003 Rev. 00; AL21/BR/004 Rev. 00; AL21/BR/005 Rev. 00; AL21/BR/006 Rev. 03; AL21/BR/007 Rev. 03; AL21/BR/008 Rev. 03,

**Site:** 41 Bengarth Road Northolt Middlesex UB5 5LG

**Proposal:** Single storey side/rear wraparound extension (following demolition of existing conservatory); single storey front porch extension; rear roof extension; hip to gable roof alteration; and installation of four rooflights to front roof slope

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

Yours faithfully



Chief Planning Officer  
**Decision Date: - 05.01.2022**

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

## Reference No. 215968HH

### 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 drawing title numbers: AL21/BR/001 Rev. 00; AL21/BR/002 Rev. 02; AL21/BR/003 Rev. 00; AL21/BR/004 Rev. 00; AL21/BR/005 Rev. 00; AL21/BR/006 Rev. 03; AL21/BR/007 Rev. 03; AL21/BR/008 Rev. 03.

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

3 Notwithstanding the details shown on the plans, all external materials to be used in the development shall match the appearance of those of the existing building.

Reason: To ensure that the materials harmonise with the existing building and surrounding area in accordance with policy D4 of The London Plan (2021), 1.1 and 1.2 of the Local Development Framework (Core) Strategy (2012); and 7B and 7.4 of the Ealing Development Management Development Plan (2013).

4 No part of the roof of the ground floor rear extension shall be used as or altered to form a balcony, roof garden, roof terrace or similar amenity area.

Reason: To protect residential amenity, in accordance with policies 1.1 & 2.1 of the Ealing Development Strategy (2012), policies 7.4 & 7B of the Ealing Development Management Development Plan Document (2013), policies D1 and D4 of the London Plan (2021) and the National Planning Policy Framework (2021).

## Reference No. 215968HH

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

### INFORMATIVES:

1 The decision to grant planning permission has been made having full regard to National Policy, the London Plan, local policies and to all relevant material considerations. With respect to this application, the following Policies have been taken into consideration:

National Planning Policy Framework (2021)  
Section 12 - Achieving Well-Designed Places

London Plan (2021)  
D1 London's form, characteristics and capacity for growth  
D3 Optimising site capacity through the design-led approach  
D4 Delivering good design

Ealing Development (Core) Strategy (2012)  
Spatial Vision for Ealing  
Delivery of the Vision for Ealing 2026

Ealing Development Management DPD (2013)  
Policy 7.4 Local Character  
Policy 7B Design Amenity

Supplementary Planning Document/Guidance:  
SPD 4 Residential Extensions

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 and the area as a whole. The proposal is considered acceptable on these grounds and is also considered to comply with the relevant policies in the adopted Ealing Development Management Development Plan. It is not considered that there are any other material considerations in this case that would warrant a refusal of the application.

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

### 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 it 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.

As this is a decision to grant planning permission for a householder application, if you want to appeal against your local planning authority's decision then you must do so within **12 weeks** of the date of this notice.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, or online at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs).

The Secretary of State can allow a longer period for giving of a notice of 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 their 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.