

Dear Mayor,

**Dickens Yard W5, Revised Application P/2008/0156**

May I, on behalf of the members of Central Ealing Residents' Association, ask you to use your powers to refuse the above application, which was passed by Ealing Planning Committee, on the 5th November 2008?

The granting of this application for development in a sensitive central conservation area overrode the views of thousands of local residents (pp 17-19 of the Committee Report), of English Heritage - 'it cannot be considered in keeping with the character or appearance of the conservation area due to the incongruity of scale, form, material, and detail' - of CABE, of the local Civic Society, Conservation Panel, and all local residents' groups. Because of the extent of the opposition and the consequences for Ealing should this decision stand unchallenged, we request that you intervene in the public interest. If allowed, it will set a precedent for high density tower blocks for other sites in this and adjacent conservation areas, since this site is owned by Ealing Council and includes two listed buildings (Christ Church and the Town Hall).

CABE has criticised the Council (both Conservative and Labour) for 'allowing developers to drive the planning agenda'. This has occurred in this case. The original site planning brief (which went out to tender) was doubled in scale intensity and height under pressure from developers St. George, who offered the highest financial return, but not the best scheme under the council's initial grading system.

Many angry local residents feel that the planning process has been manipulated. The application was passed 5 to 2. The 5 majority Conservative councillors represent constituencies remote from the site. All 5 justified their assent in terms of the need for regeneration including flats and retail. But the issue is not this general need from which no one dissents, but the nature and effect of this proposal.. The scale, mass, density and poor design, on this key civic site, suggest rabbit hutches with canyons between. They will also dominate all adjacent (low-level) areas. The community effects of such high density flats are supposedly covered by £7million in s.106 money for loss of (irreplaceable) space and rights of way, for incremental health and education facilities, leisure facilities (none on site), and transport effects - scarcely adequate compensation.

This issue is of paramount importance. Many residents see it as the destruction of Ealing. Please use you powers appropriately.