



Hello

Welcome to our latest e-newsletter. We have a number of items to cover, so make sure you scroll through to the bottom to read everything.

Hear from Council leader Peter Mason and have your say on how Ealing is developed

There has been a flurry of activity providing opportunities for residents to have their say and get involved in local issues. Firstly, two unconnected surveys seek our views about how we would like to see the Borough evolve going forward and the experience of living in Ealing.

Ealing Council is running an online survey called 'Shaping Ealing' to help shape the new Local Plan. Details can be found on the [Council's web site](#) and we encourage everyone to take part since the Local Plan will determine how Ealing changes over the next 15 years.

To improve awareness by residents of the Local Plan, Ealing Matters has arranged a public Q&A Zoom session with Ealing Council Leader Cllr Peter Mason on the plan, which will shape the way the Borough is changing. This will be your chance to raise questions and concerns about development in the Borough now and in the future.

Date: Monday, 22 November 2021

Time: 6.30 - 8.30 pm

The meeting is open to all Ealing residents. To join, email ealingmatterevents@gmail.com with your name and postcode and they will forward you the Zoom link. Your contact details will be deleted after the post event email. If you have a question for the Council Leader, please send that too.

A second survey has been prepared by a number of local residents' groups, including Ealing Matters, of which we are a member. This is designed to find out about residents' experience of living in Ealing.

They are reaching out to every part of the borough to obtain as full a picture of residents' attitudes as possible, and they would love to hear your views. The information you provide will help them understand people's priorities across the borough. The survey is anonymous and they will not collect any information or publish the results in a form that would make you personally identifiable.

Please complete the survey at: www.surveymonkey.co.uk/r/C76Y5HK

Update on plaques

As mentioned in our last newsletter, our latest plaque is to Michael Flanders, who lived in Bedford Park between 1971 and 1975.

Michael Flanders (1922-1975) was an actor, broadcaster, writer and performer. He was multi-talented but was particularly known for writing and performing comic revue songs with an old school friend Donald Swann.



The plaque has now been erected on his former home, 63 Esmond Road W4 (shown above), but has yet to be formally unveiled. Both the Flanders family and the owners of the house, Richard and Caroline Williams, kindly agreed to contribute to the cost of the plaque, which has been manufactured in a new material for the Society - glass fibre reinforced epoxy resin - which is lighter and less expensive than the traditional aluminium plaques we have previously used, but which we have been assured by the manufacturers, Wards of Bristol, will be as long-lasting. Only time will tell...

We hope to have an unveiling ceremony next year involving the Flanders family and the owners of the house and we will keep you posted.

Civic Society Award Ceremony

Our 2021 award ceremony was held 'live' at a ceremony at the Open Ealing Arts Centre in Dickens Yard on 26th October.

The wonderfully restored Hanwell Station won our annual award this year, receiving a plaque and certificate. The station is a Grade II listed building dating from the 1870s, which has now been carefully refurbished, giving step free access, a new waiting room and general improvements to the area. Even the paints were matched to the old GWR colours. As a result the station has now been removed from Historic England's Heritage at Risk Register.

Crossrail, Network Rail and TfL have worked together to create a station for the new Elizabeth Line trains which (it is hoped) will stop here from May 2022. The architects were Fereday Pollard. The picture shows our guest speaker Chris Griffin, CEO of the Museum of Brands, presenting the certificate and plaque to Peter Herridge, TfL Stations Enhancement Manager, and Edmund Bird, TfL Heritage Manager.



Our judges were also impressed by Ealing Fields High School which has seen the careful refurbishment of another Grade II listed building. In addition, architects Bowmer + Kirkland have created new buildings with excellent modern facilities which are full of light and interesting detail. The school was given a commendation.

Harbinder Birdi, one of our judges, discussed each shortlisted project in turn in his thoughtful presentation at the beginning of the evening.

Following the award presentation, Chris Griffin introduced us to the Museum of Brands. It all began with a man called Robert Opie deciding to save his chocolate wrapper. Before long he had created a collection of packaging which has expanded into a museum in Notting Hill, which TripAdvisor now ranks as the 23rd most popular out of 243 museums in London. It is an "Aladdin's cave of retro design and memories – the only museum of its kind in the whole world". Chris's talk provoked a large number of questions, after which we were able to celebrate the award and the return of in person events with a glass of wine.

Conservation area review update

The review of Ealing's conservation areas, which was started in 2018, continues and it is expected that public consultation on the proposed changes to conservation areas will take place later this year or early next year.

The main changes proposed relate to conservation area boundaries, in particular reduction in the size of the Canalside and Cuckoo Estate conservation areas, and proposals for various article 4 directions to be introduced in those conservation areas which do not currently have them - which is most of those in the Borough. Article 4 directions have the effect of requiring planning permission to be sought for certain alterations, most commonly to doors and windows in front elevations and boundary treatments.

Planning issues - 51-56 Manor Road, West Ealing

We were disappointed to learn early in November that the independent inspector appointed by the Planning Inspectorate had allowed the appeal lodged by the applicants for the redevelopment of this existing rundown site.

You will recall that last year the Planning Committee laudably turned down the application for development of a 12/18 storey residential tower block providing 144 flats of affordable housing, immediately adjacent to the new West Ealing station (see image below from Southern Grove, the developer).



A very strong local campaign was waged against the development, which resulted in over 3000 objections from local residents. The refusal was contrary to a recommendation in favour of approval by the planning officer, which no doubt weakened the Council's position at the appeal which was held in public in the summer.

The Council's position at the inquiry was further weakened when it emerged that it had failed to draw up five-year housing targets, which are required under the National Planning Policy Framework (NPPF).

Very surprisingly, the inspector did not agree with objectors that the blocks would be completely out of keeping with the area, where the highest buildings are currently half the size, and which would be highly visible from the St Stephen's Conservation Area to the north (which is recommended for extension southwards). The local campaign group, Stop the Towers, said that they were "deeply disappointed" by the decision. It is bound to set an unhelpful precedent when other tower blocks are now inevitably proposed in the area.

To add insult to injury, the developers then demanded that Ealing Council (i.e. the residents of Ealing) should pay the significant costs they had incurred on the Appeal. The request has been granted, owing to what appears to be the incompetence of the Council.

As mentioned above, when the Council rejected the application for the West Ealing tower, they had not complied with the statutory requirement to demonstrate a 5- year supply of deliverable housing sites in the borough. The monitoring of housing supply is a fundamental and important part of the development process and the failure to provide and consider the information meant that a very important aspect of Government policy had been ignored. The Inspector concluded that the unreasonable behaviour of the Council resulted in the developers incurring unnecessary or wasted expense and a full award of costs was therefore justified. We consider this to be outrageous as we know that Ealing has more than enough housing to demonstrate a 5- year supply and, from a recently published report, that planning consents for housing in Ealing exceeded the London plan targets in 2017/18 by over 400%.

Charity Tribunal - Victoria Hall

The latest in this long-running saga is the expectation of a hearing by an independent Tribunal of the appeal by the Friends of Victoria Hall (FoVH of which the Society is a member) against the Charity Commission's approval of the Council's scheme of arrangement for the disposal of the Victoria Hall to a developer (Mastcraft) which intends to redevelop the Town Hall, including the Victoria Hall, into a luxury hotel. Timing is unclear but the hearing is expected to be early in the New Year.

FoVH has already managed to raise £74,000 to pay for legal fees associated with the case but partly in order to save further legal costs has decided to employ two of its leading members to appear at the hearing before the Tribunal. Somewhat to our surprise, the Council has put in a last-minute bid to be associated with the hearing, which has caused further delays. This adds to the Friends' concerns about the independence from the Council of the Trustees of the charity which is meant to be running the affairs of the Victoria Hall. We believe there are huge conflicts of interest between the Council and the Trust which have not been fully resolved by the scheme of arrangement and which had been ignored by the Charity Commission when giving their approval to it. This is one of the main reasons for the challenge to their decision.

Keen on photography? Call for volunteers

Jonathan Oates, the Borough archivist, has asked whether we can help in providing volunteers who could assist in photographing the Borough's extensive Martinware collection which is currently held in the Dominion Centre, Southall. This is to enable the collection to be digitised with a view to it being available for the public to see online.



If you are a keen photographer and interested in the project, please get in touch with us at info@ealingcivicsociety.org.



Visit our [website](#) for latest news. You do not need to open a Facebook or Twitter account to follow us on these social media but if you do you can get access to rapid news updates.

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