



**Boyer Planning Mr Billy Pattison**  
2nd Floor, 24 Southwark Bridge Road  
London  
SE1 9HF

**Reference**      **00610/142-144/P21**

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DECTP2

### **Town and Country Planning Act 1990**

Whereas in accordance with the provisions of the Town and Country Planning Act 1990 and the Orders in force thereunder you have made application dated 20 June 2018 and illustrated by plans for permission to the Local Planning Authority to develop land situated at **142 - 144 HIGH STREET HOUNSLOW TW3 1LR**

**Proposal:** Erection of an additional floor to create one house in multiple occupation and use of part ground floor and upper floors as three houses in multiple occupation (Class C4) with enclosed terraces at first and second floors; creation of waste and cycle store and new wall and gated access to rear forecourt. **Drawing Numbers:** (00)00; (00)01 Rev A; (00)02 Rev A; (00)03; 00(40) Rev A; 00(41) Rev B; 00(42) Rev A; (00)43 Rev B; (20)00; (20)01; (20)04; (20)41 Rev C; (20)42 Rev B; (20)43 Rev C; Planning Statement; Daylight, Sunlight and Overshadowing Report. Received 20/06/2018, (20)01 Rev G; (20)02 Rev G; (20)03 Rev F. Received 01/08/2018 (20)40 Rev F; Design and Access Statement. Received 09/08/2018.

**Now therefore we The Mayor and Burgesses of the London Borough of Hounslow** acting by the Council of the said Borough hereby give you notice pursuant to the said Acts and the Orders in force thereunder that permission to develop the said land in accordance with the said application is **hereby Approved**.

Subject to the following **conditions** and reasons.

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

Reason: To accord with the provisions of Section 92 (1) of the Town and Country Planning Act 1990.

**2. The proposed development shall be carried out in all respects in accordance with the proposals contained in the application and the plans submitted ((00)00; (00)01 Rev A; (00)02 Rev A; (00)03; 00(40) Rev A; 00(41) Rev B; 00(42) Rev A; (00)43 Rev B; (20)00; (20)01; (20)04; (20)41 Rev C; (20)42 Rev B; (20)43 Rev C; Planning Statement; Daylight, Sunlight and Overshadowing Report. Received 20/06/2018, (20)01 Rev G; (20)02 Rev G; (20)03 Rev F. Received 01/08/2018, (20)40 Rev F; Design and Access Statement. Received 09/08/2018) therewith and approved by the Local Planning Authority, or as shall have been otherwise agreed in writing by the Local Planning Authority before the building is used.**

Reason: To ensure the development is carried out in accordance with the planning permission.

**3. No demolition or construction work shall take place on the site except between the hours of 8:00am to 6:00pm on Mondays to Friday and 9 :00am to 1:00pm on Saturdays and none shall take place on Sundays and Public Holidays without the prior agreement of the Local Planning Authority.**

Reason: In order to safeguard the amenities of adjoining residential properties and to ensure that the proposed development does not prejudice the amenities of the locality in accordance with

policies CC1 Context and character, CC2 Urban design and architecture and EQ5 Noise of the adopted Local Plan.

**4. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details**

Reason: In order that the Council may be satisfied as to the details of the development in the interests of the visual amenity of the area and to satisfy the requirements of policies CC1 Context and character and CC2 Urban Design and Architecture of the adopted Local Plan.

**5. No development shall take place until full details of both hard and soft landscape works, with particular regard to the roof terrace, have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include means of enclosure; vehicle and pedestrian access and circulation areas; hard surfacing material; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc).**

**Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme)**

Reason: In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with policies CC1 Context and character and CC2 Urban design and architecture of the adopted Local Plan.

**6. Prior to the commencement of work on site, details of covered and secure waste and recycling storage facilities and details of the collection shall be submitted to and approved by the Local Planning Authority.**

Reason: To ensure that refuse can be properly stored and removed from the site as soon as the proposed use of these premises commences in accordance with policies CC1 Context and character, CC2 Urban design and architecture, EQ7 Sustainable waste management and WLWP (Recycling Facilities in New Developments) of the adopted Local Plan.

**7. Prior to the commencement of development, a Construction Logistics Plan that adheres to the latest TfL guidance shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be adhered to throughout the course of construction.**

Reason: To ensure the scheme does not give rise to highway safety or amenity concerns in accordance with Local Plan policies CC2 (Urban Design and Architecture) and EC2 (Developing a sustainable local transport network).

**8. Before first occupation of the development hereby approved, full details (including manufacturer's specification) of secure covered cycle parking facilities (for not less than 21 bicycles) for the occupants of the development have been submitted to and approved in writing by the Local Planning Authority. The approved facilities shall conform to current guidance such as the West London Cycle Parking Guidance (WestTRANS) in design and layout and be fully implemented and be made available for use before the first occupation of the development and thereafter retained for use at all times without obstruction.**

Reason: To ensure the cycle parking would be covered, sheltered and secure in accordance with Local Plan policy EC2.

**9. Energy Strategy and As-Built Certificates**

**a) Prior to commencement of development, an Energy Strategy shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall demonstrate how the proposed development would achieve the necessary Carbon emission reductions as set out in London Plan Policy 5.2. Development shall be carried out in accordance with the approved details.**

**b) Prior to first occupation of the development evidence (e.g. photographs, installation contracts and As-Built certificates under the National Calculation Method) should be submitted to the Local Planning Authority and approved in writing to show that the development has been constructed in accordance with the approved Energy Strategy, and**

**any subsequent approved revisions.**

Reason: To ensure that the development makes the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan Policy 5.2 and the London Borough of Hounslow Local Plan Policy EQ1.

**10. The residential part of the development shall be constructed to achieve an internal water consumption not exceeding 105 litres/person/day in line with The Water Efficiency Calculator for new dwellings issued by the Ministry for Housing, Communities and Local Government.**

Reason: To ensure the overall environmental sustainability of the development in accordance with Local Plan Policy EQ2 and the London Plan.

**11. The development shall not be occupied until evidence (e.g. photographs and copies of installation contracts) has been submitted to the Local Planning Authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved materials details meeting the following standards:**

**- At least three of the key elements of the building envelope (external walls, windows roof, upper floor slabs, internal walls, floor finishes/coverings) are to achieve a rating of A+ to D in the Building Research Establishment (BRE) The Green Guide of specification.**

**- At least 50% of timber and timber products are to be sourced from accredited Forest Stewardship Council (FSC) or Programme for the Endorsement of Forestry Certification (PEFC) scheme.**

**- No construction or insulation materials are to be used which will release toxins into the internal and external environment, including those that deplete stratospheric ozone.**

Reason: in order to ensure the sustainable sourcing of materials in accordance with the London Plan Policy 5.3 and the Mayor of London's Sustainable Design and Construction SPG.

**12. No development shall take place until full details of privacy screens have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: In order to ensure satisfactory balance of privacy outlook to the occupiers in accordance with Local Plan policies CC1 and CC2.

**13. Each bedroom in the hereby approved development shall be occupied by no more than one person at any time. No other part of the development hereby approved shall be used for sleeping accommodation, including the communal and private terrace areas**

Reason: In order to ensure satisfactory living conditions for future the occupiers.

**14. Prior to the occupation of the development hereby approved the applicant shall have entered into a formal agreement with the Council to restrict future occupiers of the proposed development from obtaining a permit, with the exception of persons with disabilities, within the Hounslow Town Centre North and Hounslow Town Centre South Controlled Parking Zones**

Reason: To ensure that the development does not harm the free flow and safety of traffic on the surrounding highway by creating additional on-street parking demand and to promote sustainable transport in accordance with local plan policies CC2 and EC2.

**15. Prior to the occupation of development, a HMO Management Plan, addressing the issues outlined in Section 3 of the adopted 'Houses in Multiple Occupation Supplementary Planning Document' shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be adhered to throughout the lifetime of the development.**

Reason: To ensure the satisfactory management of the property and mitigate any negative impact upon the character of the locality, in accordance with adopted Local Plan policy SC10 (Houses in multiple occupation)

**Informative:**

1. We collect the Mayor of London's Community Infrastructure Levy (CIL) at the rate of £35 per sq.m of new floor space. Hounslow's Community Infrastructure Levy (CIL) came into force on the 24th July 2015. For details of the rates please refer to our web page:

[http://www.hounslow.gov.uk/community\\_infrastructure\\_levy\\_preliminary\\_draft\\_charging\\_schedule\\_march\\_2013.pdf](http://www.hounslow.gov.uk/community_infrastructure_levy_preliminary_draft_charging_schedule_march_2013.pdf)

Your development may be liable to pay the Community Infrastructure Levy. For more information on the Community Infrastructure Levy please look at the planning portal web page. Link:

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

If you do not receive a liability notice but like confirmation that you are not CIL liable please email: [planningcil@hounslow.gov.uk](mailto:planningcil@hounslow.gov.uk).

2. To assist applicants, the London Borough of Hounslow has produced planning policies and written guidance, which are available on the Council's website. The Council also offers a pre-application advice service. In this case, the scheme was submitted in accordance with guidance following pre application discussions.

Some new developments granted planning permission on or after 1st April 2012 will be liable to pay Community Infrastructure Levy (CIL) to the Mayor of London with respect to the funding of Crossrail. This is at the rate of 35 pounds per sq.m of new floor space.

3. This development is liable for CIL. A Liability Notice will follow shortly. For further information please contact the CIL team on 020 8583 4898/4895 or view our web page:

[http://www.hounslow.gov.uk/index/environment\\_and\\_planning/planning.htm](http://www.hounslow.gov.uk/index/environment_and_planning/planning.htm)

or the planning portal web page:

<http://www.planningportal.gov.uk/wps/portal>

4. "If you are creating a new unit, please visit

[http://www.hounslow.gov.uk/index/transport\\_and\\_streets/roads\\_and\\_highways/street\\_naming\\_numbering.htm](http://www.hounslow.gov.uk/index/transport_and_streets/roads_and_highways/street_naming_numbering.htm) and complete the Street Naming and Numbering application form"

**Dated** 16 August 2018

**MP**

Marilyn Smith  
**Chief Planning Officer**

Notes and Schedule Follow

**Notes:**

- (i) Attention is particularly drawn to the Schedule to this Notice which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.**
- (ii) This decision does not purport to convey any approval or consent which may be required under the Building Regulations, 1991 any bye-laws or under any enactment other than the Town and Country Planning Act 1990. The Building Regulations 1991 apply to "building work" where it is necessary to submit separate full plans or a building notice before any works are commenced. Plans and details should be submitted together with appropriate forms and the relevant fee.**

**The Schedule referred to overleaf**

Rights of Applicants Aggrieved by Decision of Local Planning Authority

- 1 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice.

(Appeals must be made on a form which is obtainable from the Secretary of State for the Environment).\*  
The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them having regard to the statutory requirements to the provisions of the development order and to any directions given under the order.

- 2 If permission to develop land is refused or granted subject to conditions whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted he may serve on the Common Council or on the Council of the county borough London borough or county district in which the land is situated as the case may be a purchase notice requiring that 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 In certain circumstances a claim may be made against the local planning authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Part IV of the Town and Country Planning Act 1990.

\* Present address: The Planning Inspectorate, Room 3/01 (Customer Support/Scanning Team), Temple Quay House, 2 The Square, Temple Quay, BRISTOL, BS1 6PN

**Provisions for disabled persons**

The applicant's attention is drawn to the following informative if appropriate to the development hereby approved:

**Disabled Persons Act 1981**

In accordance with section 70A of the Town and Country Planning Act 1990 attention is drawn to the relevant provisions of the Chronically Sick and Disabled Persons Act 1970 (i.e. sections 4 and 7 and/or 7 and 8a) and the Code of Practice for Access for the Disabled to Buildings (i.e. British Standard No.5810 of 1979).

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