



Regeneration, Economic Development  
and Environment Department  
Director Brendon Walsh

Development Management  
London Borough of Hounslow  
The Civic Centre, Lampton Road  
Hounslow TW3 4DN

**RDP Architects Ltd, Mr Sayeed Rahman**  
42 Bell Road  
Hounslow  
Middlesex  
TW3 3PB

**Reference 00981/B7/P3**

**A**

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 01 July 2013 and illustrated by plans for permission to the Local Planning Authority to develop land situated at **COOMB HOUSE, 7 ST JOHN'S ROAD ISLEWORTH LONDON TW7 6NJ**

**By: Conversion of the property from existing offices (B1/D1 uses) to a hotel (C1 use) including the erection of third floor, part fourth floor, part fifth floor and front extension (amended plans).**

**Drawing Numbers: Design and Access Statement, dated June 2013, received 12/07/13; Noise and Vibration Assessment Report 9864.NVA.01, dated 15/03/13, received 12/07/13; Energy Statement, dated 24/06/13, received 12/07/13; Green Travel Plan, dated May 2013, received 12/07/13; Marketing Report, dated 31/05/13, received 12/07/13; Sequential Testing, dated June 2013, received 12/07/13; Sustainable Urban Drainage Scheme, dated April 2013, received 12/07/13; Waste Management Statement, dated 26/03/13, received 12/07/13; and Transport Assessment date May 2013, received 12/07/13, Business Plan Received 16/9/13, Update Transport Note received 11/2/14, CGI Images received 11/2/14.**

**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 with a Legal Agreement.**

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 (Design and Access Statement, dated June 2013, received 12/07/13; Noise and Vibration Assessment Report 9864.NVA.01, dated 15/03/13, received 12/07/13; Energy Statement, dated 24/06/13, received 12/07/13; Green Travel Plan, dated May 2013, received 12/07/13; Marketing Report, dated 31/05/13, received 12/07/13; Sequential Testing, dated June 2013, received 12/07/13; Sustainable Urban Drainage Scheme, dated April 2013, received 12/07/13; Waste Management Statement, dated 26/03/13, received 12/07/13; and Transport Assessment date May 2013, received 12/07/13. Business Plan Received 16/9/13, Update Transport Note received 11/2/14 CGI Images received 11/2/14 ) 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 development shall take place until samples of the materials to be used in the construction of the external surfaces of the hereby permitted building 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 ENV-B.1.1 of the adopted UDP.

**4. 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 policy; ENV-B.1.1 (New development) and ENV-P.1.5 (Noise pollution)

**5. During construction works an appropriate wheel-washing system shall be provided to remove mud, stones and any other extraneous materials from the wheels and chassis' of construction vehicles exiting the site and all loads of construction materials, excavation spoil or other such matter shall be fully covered in order to ensure that no material leaves the site attached to the vehicle which might subsequently be deposited on the highway. The exit from the wheel washing system shall be constructed from a hard, non-porous surfacing material and sited as far away from the exit to the highway as is possible given the constraints of the site and the surface shall be kept clean at all times. Waste water discharged from the wheel washing system shall be stored and disposed of on site and shall not be discharged into the public sewerage system without prior removal of soil, stones and any other suspended material. Suitable measures to minimise dust nuisance caused by the operations and to ensure that no dust or other debris is carried on to the adjoining properties shall also be provided in accordance with the Greater London Authority's "Air Quality" guidance, and site lighting shall be designed, positioned and directed so as not to unnecessarily intrude on passing drivers on public highways and so as not to direct light into any windows of properties outside the site. Start of works on site shall be notified to the Council's Community Environment Team.**

(Reason. In order to safeguard the amenities of residential properties in the locality and in the interest of road safety in accordance with Unitary Development Plan policies ENV-B.1.1 (New development), ENV-P.1.5 (Noise pollution), ENV-P.1.6 (Air pollution), ENV-P.1.7 (Light pollution), T.2.2 (Pedestrian safety and security) and T.4.4 (Road safety)

**6. No service vehicles or deliveries shall be taken at or despatched from the site outside the hours of 9am-7pm nor at any time on Sundays, Bank or Public Holidays.**

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 policy; ENV-B.1.1 (New development) and ENV-P.1.5 (Noise pollution).

**7. No development shall take place until full details of both hard and soft landscape works 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 (proposed finished levels or contours; means of enclosure; car parking layouts; other 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); retained historic landscape features and proposals for restoration, where relevant). 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 policy ENV-B.1.1 (New development) of the adopted UDP.

**8. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all hard and soft landscape areas shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development for its permitted use. The landscape management plan shall be carried out as approved.**

Reason. In the interest of biodiversity, sustainability, and to ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with policy ENV-B.1.1 (New development) of the adopted UDP.

**9. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use hereby permitted is. Development shall be carried out in accordance with the approved details.**

Reason. To safeguard the visual amenities of the locality and privacy of adjoining properties in accordance with policy ENV-B.1.1 (New Development) of the adopted UDP.

**10. No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority, for a scheme meeting the requirements of Policy 5.2 of the Consolidated Draft London Plan (2010) which asks for a 25% reduction in regulation CO2 emissions below the Part L 2010 TER through energy efficiency or/and renewables).The details shall be carried out as approved.**

(Reason. In the interest of sustainability and comply with essential standards in the London Plan and with London Plan Policy 5.2)

**11. Unless otherwise agreed in writing by the Local Planning Authority, no development shall take place until details of a Sustainable Drainage Scheme, including measures for living roofs and/or walls, harvesting of rainwater, the minimisation of water run-off from the site, aiming for greenfield levels, and the conservation and reuse as appropriate of other water supplies in the building have been submitted to and approved by the Local Planning Authority. These details shall be carried out as approved.**

Reason: In the interests of sustainability, the management of surface water run off and Policy 5.13 Sustainable Drainage of the London Plan.)

**12. No development shall take place until details have been submitted to and approved by the Local Planning Authority, for a sustainable construction scheme, to comply with the "essential" standards for materials in the Mayor's Sustainable Design and Construction SPG. These being- 50% timber and timber products from Forest Stewardship Council (FSC) source and balance from a known temperate source.- Insulation materials containing substances known to contribute to stratospheric ozone depletion or with the potential to contribute to global warming must not be used.- Minimize use of new aggregates- Reduce waste during construction and demolition phases and sort waste stream on site where practical -Specify use of reused or recycled construction materials -minimising solar gain in summer -minimising water use -protecting and enhancing green infrastructure- outdoor lighting should be energy efficient and minimise light lost to sky.- All boilers installed must be low NOx boilers, conforming to at least NOX class 5.**

(Reason. In the interest of sustainability and comply with essential standards in the London Plan and with London Plan Policy 5.3)

**13. Submission of a Bird Hazard Management Plan - Development shall not commence until a Bird Hazard Management Plan has been submitted to and approved in writing by the Local Planning Authority. The submitted plan shall include details of:**

**Management of any flat/shallow pitched/green roofs on the building which may be attractive to nesting, roosting and loafing birds. The management plan shall comply with Advice Note 8 Potential Bird Hazards from Building Design. The Bird Hazard Management Plan shall be implemented as approved upon completion of the roof areas and shall remain in force for the life of the building. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Local Planning Authority.**

(Reason: To avoid endangering the safe operation of aircraft through the attraction of birds and in the interests of the visual amenity of the area in accordance with Policies ENV-B.1.1 (New development) and T.6.7 (Public safety zones and other operational constraints) of the Hounslow Unitary Development Plan.)

**14. No amplified or other music shall be played in the premises outside the following times: 11.00am to 11.00pm on weekdays (Mondays to Fridays), Saturdays and Sundays.**

Reason: To safeguard neighbours' living conditions in accordance with UDP Policies ENV-B.1.1 and ENV-P.1.5.

**15. No development shall take place until details of the green roof have been submitted to and approved in writing by the Local Planning Authority. Details shall include position, specification and management plans of the approved green roof.**

Reason: To ensure a comprehensive and sustainable development and to satisfactorily provide biodiversity in accordance with the Environmental Impact Assessment, in accordance with London Plan Policy 5.11 (Green roofs and development site environs).

**16. Access Strategy - Prior to commencement of development, a site-wide access strategy, to include disabled access, for the Application Site shall be submitted to and approved in writing by the Local Planning Authority. This shall include how access shall be provided into and around the site and provide details of not less than 10% of hotel rooms being accessible for wheelchair users. The development shall conform to the strategy so approved.**

Reason: In order to ensure that the proposed development is in compliance with London Plan Policy 7.2 (An inclusive environment).

**17 The restaurant element of the hereby approved development shall not be open outside of the following hours: 5am-11pm Sundays to Thursdays and 5am-12pm on Fridays and Saturdays.**

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 policy; ENV-B.1.1 (New development) and ENV-P.1.5 (Noise pollution).

**Informative:**

1. Highways

- The developer has to contact Hounslow Highway for a joint survey before start of the work to record an existing condition of the public highway.
- The works on the public highway to be carried out by Hounslow Highways or under 278 agreement
- The construction vehicular route to be provided to Hounslow Highway to monitor the condition of the network.
- The developer to provide programme of works to Hounslow Highways to monitor future planned work in the vicinity.

2. CIL - 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 per sqm of new floor space where the net floor area increase exceeds 100 m2 and is estimated as being £36,365 based on net increase in floorspace of 1039m2 GIA.

3. 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.

Dated

30 May 2014



Assistant Director Community Safety, Environment and Regulatory Services

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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