



DP9, Mr David Morris
100 Pall Mall
SW1Y5NQ

Reference

00505/AF/P27

R

DECTP3

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 22 December 2016 and illustrated by plans for the permission of the Local Planning Authority to develop land situated at: **Former Syon Gate Service Station Land South of Gillette Corner GREAT WEST ROAD ISLEWORTH TW7 5NP.**

By: Redevelopment of the Site to provide a mixed-use development with heights between 4 and 11 storeys and including 3 basement levels, comprising up to 102 residential units (Use Class C3), office (B1) and self-storage uses (B8), car and bicycle parking, hard and soft landscaping with all necessary ancillary and enabling works.

Drawing Numbers: 3029-LS-P11, 3029-LP-P02, 1994_S_010, E0-001, E1-001, E2-101, E2-102, E2-201, P1-001, P1-101, P1-102, P1-103, P1-104, P1-105, P1-106, P1-107 P1-108, P1-109, P1-110, P1-111, P1-112, P1-113, P1-197, P1-198, P1-199, P2-001, P2-101, P2-102, P3-001, P3-002, P3-101, P3-102, P3-103, P3-104, Design and Access Statement, Framework Workplace Travel Plan; Landscape Masterplan; Sustainability Statement; Energy Statement; Preliminary Ecological Appraisal; Statement of Community Involvement; Flood Risk Assessment and drainage; Heritage, Townscape and Visual Assessment; Economic Report and PRS Schedule; Utilities Report; Wind Assessment; Contamination Report; Acoustic Assessment; Air Quality Assessment; Structural Assessment; Daylight/Sunlight Assessment; Financial Viability Appraisal; Construction Environmental Management Plan; Cost Plan; Affordable Housing Viability Submission, consisting of Appraisal Summary for the proposed development; Summary of estimated PRS rents; Valuation for the proposed self storage unit; Build Cost Estimate; Estimate of CIL liability; Overall area schedule; Residential area schedule; received 05/01/2017; Planning Statement, received 14/02/2017; Transport Assessment, received 15/02/2017; Residential Travel Plan, received 23/02/2017; Supplementary Heritage Appraisal, received 28/02/2017.

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 Act and the Orders in force thereunder that permission to develop the said land in accordance with the said application **is hereby Refused Planning Permission.**

The reasons why permission is **refused** are as follows:

1. The proposal, by reason of its position, size, scale, mass, design and external appearance, would be an intrusive development, out of scale and character with the prevailing pattern of development in the locality, would cause harm to the character of the wider area, as well as having a serious and adverse effect on the amenities enjoyed by occupants of neighbouring properties. It would be contrary to London Plan Policies 7.4 (Local Character), 7.6 (Architecture), 7.7 (Location of tall buildings and large buildings) and Local Plan Policies CC1 (Context and Character), CC2 (Urban Design and Architecture), CC3 (Tall buildings) and the aims and objectives of the National Planning Policy Framework.
2. The proposal, by virtue of its location, scale and design, would cause harm to the setting of nearby designated heritage assets. It has not been demonstrated that the substantial harm would be necessary to achieve substantial public benefits that outweigh that loss, or that the public benefits of the proposal would outweigh the harm caused. The development is contrary to London Plan Policies 7.8 (Heritage assets and archaeology), 7.7 (Location and design of tall and large buildings) and 7.4 (Local character) and Local Plan

Policies CC4 (Heritage), CC3 (Tall buildings) and the aims and objectives of the aims and objectives of the National Planning Policy Framework.

3. The proposal is not sustainable development. Its characteristics render it unviable, even without any affordable housing provision, and so the maximum reasonable amount of affordable housing which could potentially be delivered on the site will not be realised, and thus the current scheme is not in accordance with London Plan Policy 3.11 and Local Plan Policy SC2 and the objectives of the National Planning Policy Framework.

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

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.

Your 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.

Dated 11 August 2017

MP

Marilyn Smith
Chief Planning Officer (Interim)

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).