



LICHFIELDS
MRS VICTORIA BARRETT-MUDHOO
THE MINSTER BUILDING
21 MINCING LANE
LONDON
EC3R 7AG

Reference: 00707/E/P120

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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 08 December 2020 and illustrated by plans for the permission of the Local Planning Authority to develop land situated at **PARK ROAD ALLOTMENTS PARK ROAD ISLEWORTH TW8 8JF**

Proposal: Erection of 80 residential dwellings, concierge building, car and cycle parking, landscaping and associated works; and infrastructure and other structures associated with allotment use.

Drawing Numbers: Drawings:

Received 24/09/2021:

PAR-PTE-ZZ-ZZ-DR-A -10001-P1; PAR-PTE-ZZ-ZZ-DR-A -10002-P1; PAR-PTE-ZZ-ZZ-DR-A -10005-P1; PAR-PTE-ZZ-ZZ-DR-A -10006-P1; PAR-PTE-ZZ-00-DR-A-10100-P4; PAR-PTE-ZZ-RF-DR-A-10104-P3; PAR-PTE-Z1-00-DR-A-10100-P3; PAR-PTE-Z1-01-DR-A-10101-P2; PAR-PTE-Z1-02-DR-A-10102-P2; PAR-PTE-Z1-03-DR-A-10103-P3; PAR-PTE-Z1-B1-DR-A-10099-P2; PAR-PTE-ZZ-00-DR-A-10100-P4; PAR-PTE-ZZ-ZZ-DR-A-10101-P1; PAR-PTE-ZZ-ZZ-DR-A-10200-P2; PAR-PTE-ZZ-ZZ-DR-A-10201-P1; PAR-PTE-ZZ-ZZ-DR-A-10300-P4; PAR-PTE-ZZ-ZZ-DR-A-10305-P1; PAR-PTE-ZZ-ZZ-DR-A-10306-P3; PAR-PTE-VE-ZZ-DR-A-10307-P4; PAR-PTE-VG-ZZ-DR-A-10308-P3; PAR-PTE-ZZ-ZZ-DR-A-10315-P1; PAR-PTE-ZZ-ZZ-DR-A-10316-P1; PAR-PTE-VE-ZZ-DR-A-10317-P3; PAR-PTE-VF-ZZ-DR-A-10318-P1; PAR-PTE-ZZ-ZZ-DR-A-10319-P1; PAR-PTE-ZZ-ZZ-DR-A-10320-P1; PAR-PTE-ZZ-ZZ-DR-A-10401-P1; PAR-PTE-ZZ-ZZ-DR-A-10402-P1; PAR-PTE-ZZ-ZZ-DR-A-10403-P1; PAR-PTE-ZZ-ZZ-DR-A-10404-P2; 766-FH-XX-00-DP-L-101-P3.

Received: 09/09/2021:

PAR-PTE-ZZ-ZZ-DR-A-10701-P1; PAR-PTE-ZZ-XX-SH-A-99600 Rev E

Documents:

Design and Access Statement (Produced by Pollard Thomas Edwards; dated November 2020); Design and Access Statement Playspace Addendum (Produced by Pollard Thomas Edwards; received 21/09/2021); Additional tree information (received: 01/10/2021); Flood Risk Assessment & SuDS Strategy Report Rev 05 (Produced by Heyne Tillet Steel; Dated: September 2021); Air Quality Assessment (Ref. P9214J704b Rev v3.0; Produced by Jomas Associates Ltd; dated 27/09/2021); Energy and Sustainability Statement Rev C (Produced by Etude; dated September 2021); Feasibility Cost Estimate Rev G (Produced by CSA; dated 23/12/2020); Statement from Northumberland Estates (received 21/09/2021); Daylight, Sunlight and Overshadowing Assessment Report (Ref. 62429/01/TRL/BK; produced by Lichfields; received 14/09/2021); Acoustic Note AP02.ad.103092A (Produced by Acoustics Plus; dated 16/06/2021); Transport Note (Produced by Caneparo Associates; received 03/06/2021); Outline Construction Logistics Plan (Produced by Caneparo Associates, dated November 2020); Urban Greening Factor (Produced by Farrer Huxley; dated December 2020); Health Impact Assessment (Produced by Lichfields; dated 03/12/2020); Heritage, Townscape and Visual Impact Assessment (Produced by Lichfields; dated December 2020); Statement of Community Involvement (Produced by Lichfields; Dated December 2020); GLA Carbon Emission Reporting Spreadsheet (received 16/12/2020); A Written Scheme of Investigation for an Archaeological Evaluation (Produced by AOC Archaeology Group; dated September 2016); Arboricultural Impact Assessment and Method Statement Rev B (Produced by Greenspace Ecological Solutions; Dated November 2020); Construction Method

Statement (Produced by Blue Sky Building; Dated November 2020); Geo-Environmental & Geotechnical Assessment Report (Produced by Jomas Associates; Dated 13/11/2020); Historic environment assessment (Produced by Mola; Dated November 2020); Residential Travel Plan (Produced by Caneparo Associates; Dated November 2020); Archaeological Evaluation Report (Produced by AOC Archaeology Group; dated October 2016); Ecological Impact Assessment (Produced by Ecosa Ltd; Dated December 2020); Delivery and Servicing Plan (Produced by Caneparo Associates; Dated November 2020); Planning Statement (Produced by Lichfields; dated December 2020); Transport Assessment (Produced by Caneparo Associates; Dated December 2020); Financial Viability Assessment Report (Produced by Savills; Dated August 2021)..

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. **It is considered that, due to the inappropriate location of the development on designated Local Open Space, the proposal would result in the loss of and the failure to protect and enhance the designated Local Open Space which would not be replaced by equivalent or better provision in a suitable location, contrary to Local Plan (2015) policy GB2 and London Plan (2021) policy G4 coupled with the requirements of the National Planning Policy Framework 2021.**
2. **The proposed development would, in the absence of a completed legal agreement to secure necessary planning obligations, fail to secure the repair and restoration of the heritage assets, fail to provide construction training, fail to secure necessary highway works and fail to secure the provision of a comprehensive travel plan for the development, thereby failing to assist in limiting the use of the private car and contributing to the use of more sustainable modes of transport. This would be contrary to adopted Local Plan (2015) policy IMP3 and London Plan (2021) policy DF1 coupled with the requirements of the National Planning Policy Framework 2021.**

Informative:

1. We collect the Mayor of London's Community Infrastructure Levy (CIL) at the rate of £60 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
2. 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.
3. 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 22 October 2021

Sarah Scannell
Assistant Director Planning and Development

MP

The Schedule referred to overleaf

Rights of Applicants Aggrieved by Decision of Local Planning Authority

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- As this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice [reference], if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.
- As this is a decision to refuse planning permission for a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
[Further details are on GOV.UK.](#)

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).