

Sadiq Khan, Mayor of London  
County Hall

May 9, 2017  
Ref: BCC 789 dmb

Dear Mr Pipe,

**Morrison Site: Planning Application P/2016/5573**

I have been asked by the Brentford Community Council, which is the recognized Amenity Society for the Brentford area of the London Borough of Hounslow, to write to you to request that the Mayor of London takes the appropriate action to ensure that the planning application ref P/2016/5573 is refused.

The reasons we make this request fall into three categories:

1. That the applicant has not provided sufficient affordable housing.
2. That the housing provided does not meet the objectives in the London Plan
3. That the impact of the development would be unacceptable.

**Affordable Housing.**

We have noted the Mayor's Stage 1 concerns on affordable housing. The BCC shares this concern as this scheme comes after a number of major applications where little or no affordable housing has been provided. These include The South Side of The High Street, Commerce Road and Lionel Road South.

We request you to insist that adequate affordable housing is provided in this scheme.

**Housing to London Plan Standards**

The London Plan defines "family housing" as having three or more bedrooms. This provision allows parents with a boy and a girl to bring up their families without moving house.

We note that the revised plans (P/2016/5573) further reduced the number of family units below the unacceptable proposals in the initial scheme.

The London Plan emphasizes the need for housing choice.

We ask you to determine that the under-provision of family accommodation is unacceptable.

The London Plan also sets amenity standards which are crucial where families are being brought up in town centres and it recommends the rejection of developments where a large number of the flats are single aspect north facing.

For all of these reasons we urge you to reject this scheme as unacceptable.

### **Impact.**

The application is for the development of a site on the border of the St Pauls CA. The other buildings in the CA are late Victorian terraces around the recreation ground with its mature trees.

The proposed elevation to Back Lane is a ten floor cliff, completely out of character with the CA. The proposal would clearly “harm” the CA contrary to policies in the London Plan. It is understood that the Council is considering plans to enlarge the CA. This proposal would include the application site within the revised boundaries.

Although no decision has been taken to formally consult it is anticipated that consultation will start at the end of this month (May 2017). You may consider that an application for a site which may be within a CA should not be consented before the boundary revisions have been open to consultation.

We also note that since your Stage I report was prepared the scheme has been amended to reduce the height of block A by one floor and to increase the height of block B by one floor. This increase in the height of block B is not only detrimental to the setting of the Beehive public house, but also affects views from the Grade 1 listed Kew Palace and the Kew World Heritage Site.

The London Plan seek to protect World Heritage sites and the setting of listed and locally listed buildings.

We ask you to review your Stage I paper on this application and to note the adverse effects of the revised application and to refuse the application.

**Other Concerns.**

We have not included references to the many other local concerns associated with this application because they are not matters which directly concern strategic London Plan policies. However, you should be aware that the application is on an important archaeological site so that the process of preserving or recording finds may extend the period of demolition, excavation and construction leaving the struggling Brentford High Street District Centre without an adequate convenience store for several years.

Yours sincerely

Denis Browne  
Chairman, Planning consultative Committee  
Brentford Community Council

Bcc'd

Jules Pipe, GLA Deputy Mayor  
Shane Baker, Hounslow Development Control  
Matthew Lamb, Development Manager, Essential Living  
Stephen Browne, Chair BCC.