



Regeneration, Economic Development
and Environment Department
Executive Director Brendon Walsh

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

DP9 Ltd, David Morris
100 Pall Mall
London
SW1Y 5NQ

Reference 00505/EY/P18

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DECTP3

Town and Country Planning Act 1990
Town and Country Planning Act (Environmental Impact Assessment) Regulations 2011
Planning (Listed Buildings and Conservation Areas) 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 11 December 2015 and illustrated by plans for the permission of the Local Planning Authority to develop land situated at: **LAND AT CHISWICK ROUNDABOUT GREAT WEST ROAD CHISWICK CHISWICK LONDON W4.**

By: Redevelopment of site to provide a mixed use building of one part ground plus 31 storeys and one part ground plus 24 storeys, comprising 327 residential units (Use Class C3), office (Use Class B1) and retail/restaurant uses (Use Class A1-A3), basement car and bicycle parking, resident amenities and hard and soft landscaping with all necessary ancillary and enabling works. The application is accompanied by and Environmental Statement.

Drawing Numbers: Planning application forms including Ownership and Agricultural Holdings Certificates Schedules PA1, PA2, PA3, PA4 and PA5

0251_SEW_xx_1000, 0251_SEW_xx_1010_01, 0251_SEW_xx_1096_01, 0251_SEW_xx_1097_01,
0251_SEW_xx_1098_01, 0251_SEW_xx_1099_01, 0251_SEW_xx_1100_01, 0251_SEW_xx_1101_01,
0251_SEW_xx_1102_01, 0251_SEW_xx_1103_01, 0251_SEW_xx_1104_01, 0251_SEW_xx_1105_01,
0251_SEW_xx_1106_01, 0251_SEW_xx_1107_01, 0251_SEW_xx_1110_01, 0251_SEW_xx_1113_01,
0251_SEW_xx_1114_01, 0251_SEW_xx_1117_01, 0251_SEW_xx_1119_01, 0251_SEW_xx_1125_01,
0251_SEW_xx_1126_01, 0251_SEW_xx_1129_01, 0251_SEW_xx_1130_01, 0251_SEW_xx_1132_01,
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0251_SEW_xx_1204_01, 0251_SEW_xx_1301_01, 0251_SEW_xx_1302_01, 0251_SEW_xx_1303_01,
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0251_SEW_xx_1340, 0251_SEW_xx_1341, 0251_SEW_xx_1342, 0251_SEW_xx_1343, 0251_SEW_xx_1344,
0251_SEW_xx_1345, 0251_SEW_xx_7000_01, 0251_SEW_xx_7001, 0251_SEW_xx_7002,
0251_SEW_xx_7100_01, 0251_SEW_xx_7102_01, 0251_SEW_xx_7103, 0251_SEW_xx_7104,
0251_SEW_xx_7105.

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 development, by virtue of its location, scale and design, would cause harm, including substantial harm to a range of designated heritage assets including Royal Botanic Gardens Kew World Heritage Site, a Grade II* listed registered park, listed buildings of all grades, locally listed buildings and conservation areas**

through harm to their settings. 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 policies 7.8 (Heritage assets and archaeology), 7.10 (World Heritage Sites), 7.7 (Location and design of tall and large buildings) and 7.4 (Local character) of the London Plan (consolidated with alterations since 2011), policies CC4 (Heritage), CC3 (Tall buildings) and GB1 (Greenbelt and Metropolitan Open Land) of the Hounslow Local Plan (2015) and the aims and objectives of the aims and objectives of the National Planning Policy Framework (2012).

2. The development, by virtue of its location, scale, mass and design would not constitute the very highest, outstanding quality of design required for a tall building in this location. It would cause harm to the character of the wider area around the site and the skyline. It would be contrary to policies 7.4 (Local character), 7.6 (Architecture) and 7.7 (Location of tall buildings and large buildings) of the London Plan (consolidated with alterations since 2011), policies CC1 (Context and Character), CC2 (Urban Design and architecture), CC3 (Tall Buildings) and CC5 (Advertisement Panels, Hoardings and Structures) of the Hounslow Local Plan (2015) and the aims and objectives of the National Planning Policy Framework (2012).

3. The development would fail to secure the delivery of an acceptable quantum and tenure mix of affordable housing and would fail to meet the objectives of maximising the delivering of affordable housing and creating mixed and balanced communities, contrary to policies 3.8 (Housing choice), 3.9 (Mixed and balanced communities) 3.11 (Affordable housing targets) and 3.12 (Negotiating affordable housing) of the London Plan (consolidated with alterations since 2011), The Mayor's Housing SPG (2016), Policy SC2 (Maximising the provision of affordable housing) of the Hounslow Local Plan (2015) and the aims and objectives of the National Planning Policy Framework (2012).

4. The lack of sufficient on-site amenity space for the proposed flats and the poor access routes towards nearby public amenity space provision would further diminish the quality of accommodation and would conflict with Policy SC5 of the Hounslow Local Plan and the London Plan Housing SPG and the aims and objectives of the National Planning Policy Framework (2012).

5. In the absence of a completed legal agreement, the development would fail to mitigate all of its impacts on existing local infrastructure (including for drivers, cyclists and pedestrians) and the environment and would be in conflict with Policy IMP3 (Implementing and monitoring the local plan) of the Hounslow Local Plan (2015).

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

2. Documents submitted in support of the application
Design and Access Statement (and appendices, including Waste Strategy), prepared by Studio Egret West (Addendum submitted October 2016)

Planning Statement, prepared by DP9 Ltd.

Existing drawings - prepared by Studio Egret West

Transport Assessment, Residential Travel Plan and Framework Workplace Travel Plan prepared by Cole Easdon

Viability Statement prepared by James Brown

Sustainability Statement prepared by XCO2

Energy Statement prepared by XCO2

Preliminary Ecological Appraisal prepared by Aspect Ecology

Statement of Community Involvement prepared by Your Shout

Environmental Statement Volumes 1 & 2 comprising:

- a. Introduction prepared by Metropolis Green;
- b. EIA Methodology prepared by Metropolis Green;
- c. Alternatives Considered prepared by Metropolis Green;
- d. Proposed Development prepared by Metropolis Green;
- e. Planning Policy Context prepared by prepared by DP9;
- f. Construction Management prepared by Metropolis Green;
- g. Air Quality prepared by Air Quality Consultants;
- h. Daylight and Sunlight prepared by GIA
- i. Ground Conditions and Contamination prepared by GB Card and Partners;
- j. Noise and Vibration prepared by Sharpes Redmore;
- k. Socio-economics prepared by Quod;
- l. Sustainability and Climate Change prepared by XCO2;
- m. Transport prepared by Cole Easdon;
- n. Water Resources, Flood Risk and Drainage prepared by Cole Easdon;
- o. Wind Microclimate prepared by BMT;
- p. Cumulative Impacts prepared by Metropolis Green;
- q. Summary of likely residual effects prepared by Metropolis Green;

Environmental Statement Volume 3: Townscape, Heritage and Visual Assessment prepared by City Designer;

Environmental Statement Appendices including:
Sustainable Drainage Strategy prepared by Cole Easdon
Flood Risk Assessment prepared by Cole Easdon

Environmental Statement: Non-Technical Summary prepared by Metropolis Green

Replacement/addendum Environmental Statement chapters submitted in October 2016:

- Volume I - Main text and Figures:
- Chapter 1 - Introduction (Revised);
 - Chapter 2 - EIA Methodology;
 - Chapter 3 - Alternatives Considered (Revised);
 - Chapter 4 - Proposed Development (Revised);
 - Chapter 5 - Planning Policy Context;
 - Chapter 6 - Construction Management;
 - Chapter 7 - Air Quality (Revised);
 - Chapter 8 - Daylight and Sunlight;
 - Chapter 9 - Ground Conditions and Contamination;
 - Chapter 10 - Noise and Vibration;
 - Chapter 11 - Socio-economics (Revised);
 - Chapter 12 - Sustainability and Climate Change;
 - Chapter 13 - Transport;
 - Chapter 14 - Water Resources, Flood Risk and Drainage;
 - Chapter 15 - Wind Microclimate;
 - Chapter 16 - Cumulative Impacts;

Chapter 17 - Summary of Likely Residential Effects.

Volume II: Addendum to Townscape, Built Heritage and Visual Impact Assessment
(prepared by City Designer);
Volume III Technical Appendices; and
Revised Non-Technical Summary.
Office Report prepared by JLL

Archaeological Assessment prepared by CgMs

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 09 February 2017

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Mr Peter Lerner

Interim Director of Economy, Environment and Enforcement

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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