



Regeneration, Economic Development
and Environment Department
Executive Director Brendon Walsh

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

Drawing and Planning Ltd
Mr David Mansoor
Mercham House
25-27 The Burroughs
Hendon
NW4 4AR

Reference

00133/275/P2



DECTP2HH

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 03 March 2017 and illustrated by plans for permission to the Local Planning Authority to develop land situated at: **275 BOSTON MANOR ROAD BRENTFORD LONDON TW8 9LG**

By: Retrospective application for erection of a refuse and cycle storage unit to front of property (with modifications)

Drawing Numbers: Existing block and location plan: BSTNM-L200, BSTNM-L201. Received: 07 March 2017
Pre-Existing plan, Existing Plan: BSTNM-D201, BSTNM-P301, BSTNM-P301, BSTNM-E301. Received: 07 March 2017
Proposed block and location plan: BSTNM-L300, BSTNM-L301. Received: 27 April 2017
Proposed plan: BSTNM-P301, BSTNM-P302, BSTNM-D301, BSTNM-D301. Received: 27 April 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 Acts and the Orders in force thereunder that permission to develop the said land in accordance with the said application is **hereby Approved**.

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 (Existing block and location plan: BSTNM-L200, BSTNM-L201. Received: 07 March 2017 Pre-Existing plan, Existing Plan: BSTNM-D201, BSTNM-P301, BSTNM-P301, BSTNM-E301. Received: 07 March 2017 Proposed block and location plan: BSTNM-L300, BSTNM-L301. Received: 27 April 2017 Proposed plan: BSTNM-P301, BSTNM-P302, BSTNM-D301, BSTNM-D301. Received: 27 April 2017) 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. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason: In order to safeguard the visual amenity of the area and building in particular and to satisfy the requirements of policies CC1 Context and character and SC7 Residential extensions and alterations of the adopted Local Plan.

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. To assist applicants, the London Borough of Hounslow has produced planning policies and written guidance, all of which is available on the Council's website and which has been followed in this instance. The decision was made in a timely manner.

Dated 23 May 2017

Marilyn Smith

Chief Planning Officer (Interim)

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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 Communities and Local Government in accordance with section 78 of the Town and Country Planning Act 1990 within twelve weeks of the date of this notice.

(Appeals must be made on a form which is obtainable from the Department of Communities and Local Government).^{*} 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 Communities and Local Government 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).

KWN