



Clive Wren Architect & Landscape Designer,
Mr Clive Wren
Dubhe of Woolwich Hope Pier
Lower Mall
London
W6 9DJ

Reference

01076/W/P2

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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 03 July 2018 and illustrated by plans for the permission of the Local Planning Authority to develop land situated at: **Stream Packet Steps STRAND-ON-THE-GREEN CHISWICK LONDON W4 3PU**.

Proposal: Formation of residential boat mooring including driving four piles, installing timber grid, two pontoons, bridge and access ramp with gate and mains services.

Drawing Numbers: 185P.L1A, 185P.L2A, Design & Access Statement, Flood Risk Assessment (draft). Received: 03/07/2018.

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 the proposal is, by definition, inappropriate development in Metropolitan Open Land. It is considered that the resultant harm to the Metropolitan Open Land caused by this inappropriate development would not be clearly outweighed by other material considerations to amount to 'very special circumstances' and the proposed development would therefore be inappropriate and unacceptable development in Metropolitan Open Land, contrary to the National Planning Policy Framework, London Plan policy 7.17 (Metropolitan Open Land), Local Plan policy GB1 (Green Belt and Metropolitan Open Land) and the NPPF.
2. It is considered that the proposal, due to the inappropriate position and design, would result in an incongruous and unwelcome addition to the area, which would fail to preserve the character and appearance of the Strand-on-the-Green Conservation Area, contrary to adopted Local Plan policy CC4 (Heritage) and GB6 (Moorings).
3. The applicant has failed to demonstrate that the proposal would not increase the number of persons or property at risk of flooding in the area. As such the proposal would be contrary to adopted Local Plan policy EQ3 (Flood Risk and Surface Water Management)

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, which are available on the Council's website. The Council also offers a pre-application advice service. In this case, the scheme does not comply with guidance and no pre application discussions were entered into. The Council is ready to enter into discussions with the applicants to assist in the preparation of a new planning application if necessary. Clear reasons for refusal were given to assist in any prospective future development of the site.

3. 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:

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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 31 October 2018

MP

Marilyn Smith
Chief Planning Officer

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).