



Nathaniel Lichfield & Partners
Katy Mourant
14 Regents Wharf
All Saints Street
London
N1 9RL

Reference 00523/C/P15

A

DECTP2

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 06 February 2017 and illustrated by plans for permission to the Local Planning Authority to develop land situated at **DUDLEY HOUSE NURSING HOME THE GROVE ISLEWORTH LONDON TW7 4JF**

By: Change of use of existing nursing home (C2) to residential (C3) to provide 17 flats with a roof extension and first and second storey rear extensions and associated parking and landscaping.

Drawing Numbers: 1602.2/002; 1602.2/003; 1602.2/004; 1602.2/005; 1602.2/006; 1602.2/007; 1602.2/008; 1602.2/009; 1602.2/010; 1602.3/004 A; 1602.3/005 A; 1602.3/006 A; 1602.3/007 A; 1602.3/008 A; 1602.3/009 A; 1602.3/013 A; 1602.3/104 A; Design, Access and Heritage Statement; Statement of Community Involvement; Energy Statement; Sustainability Statement; Daylight and Sunlight Report; SUDS Report; Transport Statement (Revision 01); Draft Design & Construction Method Statement Rev A; Received 08/02/2017; Design, Access and Heritage Statement Rev B; 1602.3/001 B; 1602.3/002 B; 1602.3/010 B; 1602.3/011 B; 1602.3/012 B; Received 27/02/2017; 1602.2/OS Rev C; 1602.2/001 Rev C; 1602.3/003 Rev C; Received 03/04/2017.

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 with a Legal Agreement.**

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 (1602.2/002; 1602.2/003; 1602.2/004; 1602.2/005; 1602.2/006; 1602.2/007; 1602.2/008; 1602.2/009; 1602.2/010; 1602.3/004 A; 1602.3/005 A; 1602.3/006 A; 1602.3/007 A; 1602.3/008 A; 1602.3/009 A; 1602.3/013 A; 1602.3/104 A; Design, Access and Heritage Statement; Statement of Community Involvement; Energy Statement; Sustainability Statement; Daylight and Sunlight Report; SUDS Report; Transport Statement (Revision 01); Draft Design & Construction Method Statement Rev A; Received 08/02/2017; Design, Access and Heritage Statement Rev B; 1602.3/001 B; 1602.3/002 B; 1602.3/010 B; 1602.3/011 B;



1602.3/012 B; Received 27/02/2017; 1602.2/OS Rev C; 1602.2/001 Rev C; 1602.3/003 Rev C; Received 03/04/2017.) 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. Prior to the commencement of extensions hereby approved shall take place until samples of the materials to be used in the construction of the external surfaces of the hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: In order that the Council may be satisfied as to the details of the development in the interests of the visual amenity of the area and to satisfy the requirements of policies CC1 Context and character and CC2 Urban Design and Architecture of the adopted Local Plan.

4. "Before the development hereby permitted commences:

a. A contaminated land Phase 1 desk study report shall be submitted to, and approved in writing by the Local Planning Authority. Should the Phase 1 report recommend that a Phase 2 site investigation is required, then this shall be carried out and submitted to, and approved in writing by the Local Planning Authority. The site shall be investigated by a competent person to identify the extent and nature of contamination. The report should include a tiered risk assessment of the contamination based on the proposed end use of the site. Additional investigation may be required where it is deemed necessary.

b. If required, a scheme for decontamination of the site shall be submitted to the Local Planning Authority, for written approval. The scheme shall account for any comments made by the Local Planning Authority before the development hereby permitted is first occupied.

During the course of the development:

c. The Local Planning Authority shall be notified immediately if additional contamination is discovered during the course of the development. A competent person shall assess the additional contamination, and shall submit appropriate amendments to the scheme for decontamination in writing to the Local Planning Authority for approval before any work on that aspect of development continues.

Before the development is first brought into use:

d. The agreed scheme for decontamination referred to in clauses b) and c) above, including amendments, shall be fully implemented and a written validation (closure) report submitted to the Local Planning Authority for approval.

Reason: Contamination is known or suspected on the site due to a former land use. The Local Planning Authority (LPA) therefore wishes to ensure that the development can be implemented and occupied with adequate regard for public and environmental safety in accordance with policy EQ8 Contamination of the adopted Local Plan.

Supporting notes:

a. An initial phase 1 desk study must be submitted with the original application and will include the aims and objectives, data collection, site reconnaissance (walk over survey), and development of the initial Conceptual Model (CM), which identifies all potential pollutant linkages on the site. The report should also make recommendations for the further gathering of information



and or intrusive investigation. The full site investigation must include intrusive testing for soil and groundwater contamination, soil gasses, and leachate. The investigation shall be carried out at such points and at such depths as the LPA may stipulate. Risk assessments must adhere to current UK guidance and best practice.

b. The scheme for decontamination shall provide details of how each potential pollutant linkage, as identified in the conceptual model, will be made safe.

c. In some instances the LPA may require work on site to be ceased whilst the nature of additional contamination is investigated fully.

d. The validation report shall revisit the site conceptual model, and provide evidence that each aspect of the decontamination scheme was carried out correctly and successfully. This report shall prove that the development is suitable for its new use.

e. We request that site investigation reports or site plans be sent electronically to landquality@hounslow.gov.uk or by post on a cd or dvd wherever possible

5. No demolition or construction work shall take place on the site except between the hours of 8:00am to 6:00pm on Mondays to Friday and 9 :00am to 1:00pm on Saturdays and none shall take place on Sundays and Public Holidays without the prior agreement of the Local Planning Authority.

Reason: In order to safeguard the amenities of adjoining residential properties and to ensure that the proposed development does not prejudice the amenities of the locality in accordance with policies CC1 Context and character, CC2 Urban design and architecture and EQ5 Noise of the adopted Local Plan.

6. Prior to the commencement of development a Construction Method Statement shall be submitted to and approved in writing by the Local Planning Authority. The details as approved shall be adhered to throughout the course of construction.

Reason: To ensure the scheme does not give rise to highway safety or amenity concerns in accordance with Local Plan policies CC2 (Urban Design and Architecture) and EC2 (Developing a sustainable local transport network).

7. Prior to the start of any works to the extensions hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include (proposed finished levels or contours; means of enclosure including opaque boundary treatment; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing material; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. indicating lines, manholes, supports etc.); retained historic landscape features and proposals for restoration, where relevant).

Soft landscape works shall include (planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation programme).

Reason: In the interest of biodiversity, sustainability, to protect neighbours' privacy and to ensure that a satisfactory standard of visual amenity is provided and maintained in accordance with Local Plan policies CC1 (Context and Character) and CC2 (Urban Design and Architecture).



8. Prior to first occupation of the building(s) evidence (e.g. photographs, installation contracts and As-Built certificates under the Standard Assessment Procedure shall be submitted to the Local Planning Authority and approved in writing to show that the development has been constructed in accordance with the approved Energy Strategy, and any subsequent approved revisions.

Reason: To ensure that the development makes the fullest contribution to minimising carbon dioxide emissions in accordance with London Plan Policy 5.2 and the London Borough of Hounslow Local Plan Policy EQ1.

9. Within six months of work starting on site a BREEAM Design Stage certificate and summary score sheet (or such equivalent standard that replaces this) must be submitted to and approved in writing by the Local Planning Authority to show that an 'Excellent' (minimum score 70%) rating will be achieved.

Prior to first occupation of the building(s) a BREEAM Post-Construction Review certificate and summary score sheet (or such equivalent standard that replaces this) must be submitted to and approved in writing by the Local Planning Authority to show that an 'Excellent' (minimum score 70%) rating has been achieved.

Reason: To ensure that the development has an acceptable level of sustainability in accordance with the London Borough of Hounslow Local Plan Policy EQ2.

10. During construction works an appropriate wheel-washing system shall be provided to remove mud, stones and any other extraneous materials from the wheels and chassis' of construction vehicles exiting the site and all loads of construction materials, excavation spoil or other such matter shall be fully covered in order to ensure that no material leaves the site attached to the vehicle which might subsequently be deposited on the highway. The exit from the wheel washing system shall be constructed from a hard, non-porous surfacing material and sited as far away from the exit to the highway as is possible given the constraints of the site and the surface shall be kept clean at all times. Waste water discharged from the wheel washing system shall be stored and disposed of on site and shall not be discharged into the public sewerage system without prior removal of soil, stones and any other suspended material. Suitable measures to minimise dust nuisance caused by the operations and to ensure that no dust or other debris is carried on to the adjoining properties shall also be provided in accordance with the Greater London Authority's "Air Quality" guidance, and site lighting shall be designed, positioned and directed so as not to unnecessarily intrude on passing drivers on public highways and so as not to direct light into any windows of properties outside the site. Start of works on site shall be notified to the Council's Community Environment Team.

Reason: In order to safeguard the amenities of residential properties in the locality and in the interest of road safety in accordance with Local Plan policies EQ2 and the London Plan 2011.

11. Notwithstanding with the approved plans, prior to occupation, details of the cycle parking arrangements for the site shall have been submitted to and approved in writing by the Local Planning Authority. The details shall be implemented prior to first occupation of the development and shall thereafter be retained as such.

Reason: To ensure adequate cycle parking is available on site and to promote sustainable modes of transport in accordance with Local Plan policy EC2 and the London Plan policy 6.9.

12. The development hereby permitted shall comply with the principles of 'Secured by Design'.

Reason: In order to promote a safer environment.



13. The development shall not be occupied until arrangements have been agreed in writing with the local planning authority and put in place to ensure that, with the exception of disabled persons, no resident of the development shall obtain a resident's parking permit within any controlled parking zone which may be in force in the area at any time.

Reason: To protect the free flow and safety of traffic on nearby highways and to support sustainable transport objectives in accordance with adopted local plan policy EC2.

NOTE - this will require the submission of all agreed addresses at the development so that they can be recorded by the Council.

14. Prior to commencement of works (excluding site investigations, internal works and hereby approved extensions), the applicant must submit for review and approval by the Lead Local Flood Authority final detailed drainage designs (including drawings) which demonstrate the surface water drainage and flood risk management proposals for the site, including the minimisation of runoff rates, through the use of a sustainable drainage system as per the concepts approved in February 2017 Sustainable Drainage Report and Drainage Assessment Form. Also including further evidence that an infiltration can be achieved on site. Confirmation that the proposed scheme will provide suitable storage to attenuation for up to and including the 1 in 100 year plus climate change allowance. An associated detailed maintenance plan for each drainage feature component proposed must also be submitted and must include all routine maintenance tasks (including frequencies) and confirmation of the body/bodies responsible for undertaking the maintenance.

Reason: To prevent the risk of flooding to and from the site in accordance with relevant policy requirements including but not limited to London Plan Policy 5.13, the Non-Statutory Technical Standards for Sustainable Drainage Systems, and Hounslow Council's Local Plan Policy EQ3.

15. Prior to occupation, the applicant must submit for review and approval by the Lead Local Flood Authority evidence that the drainage system has been built as per the final detailed drainage designs through the submission of photographs and copies of installation contracts, and written confirmation that the drainage features will be managed as per the detailed maintenance plan for the lifetime of the development.

Reason: To ensure that the methods to mitigate the risk of surface water flooding have been constructed as agreed and that the drainage system is suitably managed.

16. Notwithstanding the details shown on the approved drawings full details of the proposed accesses shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of development. No other part of the development shall be occupied until the means of access have been constructed in accordance with the approved details.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the access in accordance with adopted Local Plan Policy EC2.

17. Prior to occupation full details of all gates are to be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure that there is no adverse impact on highway safety in accordance with Local Plan policy EC2.

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 was submitted in accordance with guidance following pre application discussions.

- The developer has to contact Hounslow Highway for a joint survey before start of the work to record an existing condition of the public highway.
- The works on the public highway to be carried out by Hounslow Highways or under 278 agreement
- The construction vehicular route to be provided to Hounslow Highway to monitor the condition of the network.
- The developer to provide programme of works to Hounslow Highways to monitor future planned work in the vicinity.

Dated 13 August 2018



Marilyn Smith
Chief Planning Officer

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 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).

GA