

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (the “Act”)

ENFORCEMENT NOTICE

ISSUED BY THE LONDON BOROUGH OF HOUNSLOW

1. THIS NOTICE is issued by the Council because it appears to them that there has been a breach of planning control, within paragraph (a) of section 171A(1) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to all other material considerations. The Annex at the end of the notice and the enclosures to which it refers contain important additional information.

2. THE PREMISES TO WHICH THIS NOTICE RELATES

289 - 291 Bath Road, Hounslow, TW3 3DB ('the Premises'), shown edged in red on the attached plan.

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Without planning permission the erection and unauthorised use of outbuildings to the rear of the Premises (shown hatched on the attached drawing) as supplementary accommodation to the use of the main property as a bed and breakfast establishment.

4. REASONS FOR ISSUING THIS NOTICE

- 4.1 It appears to the Council that the above breach of planning control has occurred within the last four years.

- 4.2 The Local Planning Authority considers the erection and use of the outbuildings as wholly unacceptable. The address lies within the St Paul's Conversation Area and the erection and use of the outbuildings as supplementary bed and breakfast accommodation to the use of the main property, results in harm to the living conditions of neighbouring residents by way of noise and disturbance caused by the high number of occupiers. The development fails to preserve and enhance the quality and existing character of the Conservation Area. The development is therefore not in accordance with UDP policies ENV-B.1.1 (New Development) and ENV-B.2.2 (Conservation Areas), as well as London Plan Policy 4.5 (London's Visitor Infrastructure).

5. WHAT YOU ARE REQUIRED TO DO

- i) Cessation of the use of the outbuilding shown marked as 'Building A' on the attached plan for any kind of residential accommodation.
- ii) Demolition of the three remaining outbuildings shown hatched on the attached plan.
- iii) Removal of all resultant debris from the premises

6. TIME FOR COMPLIANCE

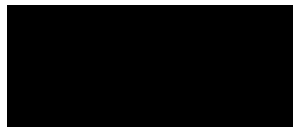
Three calendar months after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on the **20th March 2013** unless an appeal is made against it beforehand.

Dated 18th February 2013

Signed :



Assistant Director – Environmental Department Regulatory & Development Services

Address to which all communications should be sent:-

London Borough of Hounslow
Planning Enforcement
Environment Department
Civic Centre
Lampton Road
Hounslow
TW3 4DN

ANNEX

EXPLANATORY NOTE

YOUR RIGHT OF APPEAL

You can appeal against this notice, but you must ensure that any appeal is sent in time to be **received**, by the Secretary of State **before** the date specified in paragraph 7 of the notice. An information sheet from the Planning Inspectorate is enclosed which contains important information about appealing against this Enforcement notice and how appeal forms can be obtained and submitted.

GROUND'S OF APPEAL

Under section 174 (2) of the Town and Country Planning Act 1990 (as amended) you may appeal on one or more of the following grounds:-

- (a) that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged;
- (b) that those matters have not occurred;
- (c) that those matters (if they occurred) do not constitute a breach of planning control;
- (d) that, at the date when the notice was issued, no enforcement action could be taken in respect of any breach of planning control which may be constituted by those matters;
- (e) that copies of the enforcement notice were not served as required by section 172;
- (f) that the steps required by the notice to be taken, or the activities required by the notice to cease, exceed what is necessary to remedy any breach of planning control which may be constituted by those matters or, as the case may be, to remedy any injury to amenity which has been caused by any such breach;
- (g) that any period specified in the notice in accordance with section 173(9) falls short of what should reasonably be allowed.

Please note that not all of these grounds may be relevant to you

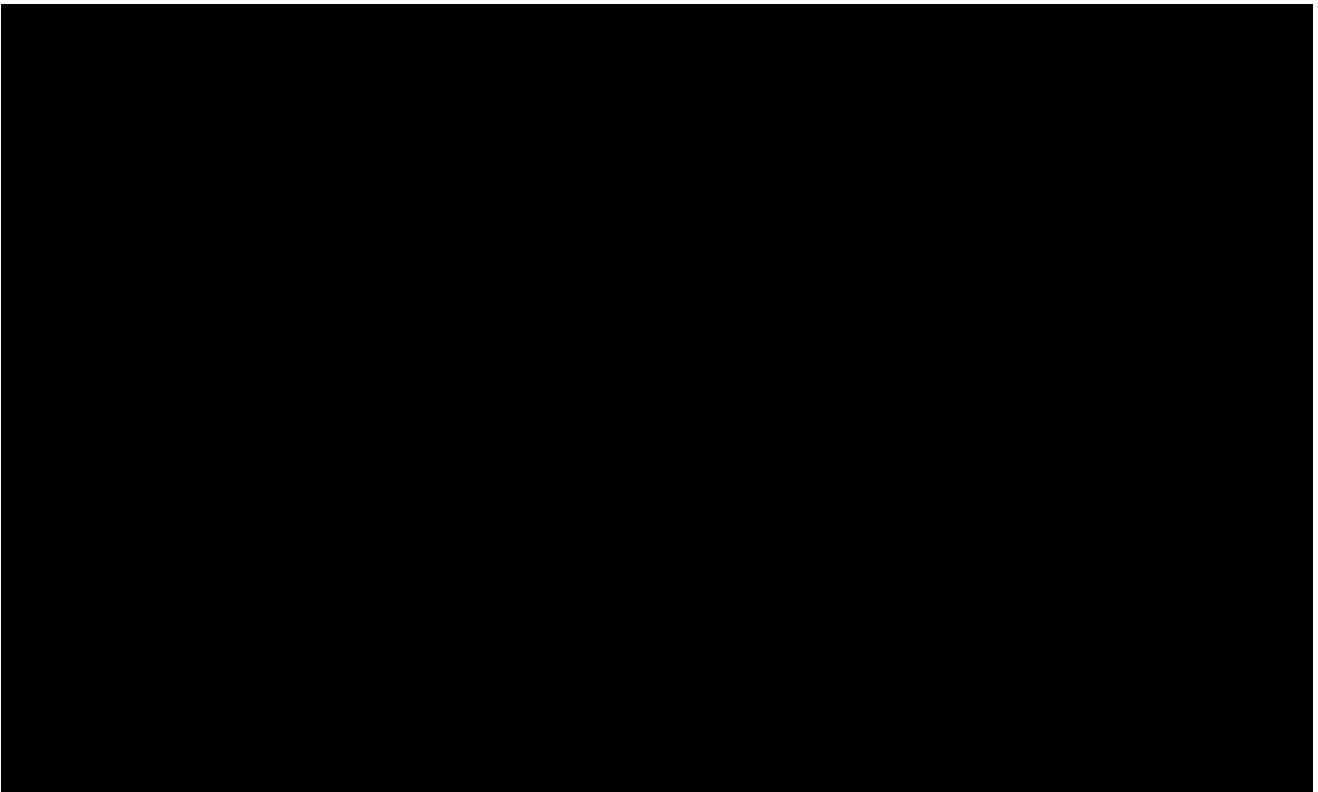
If you do wish to appeal then you must submit to the Secretary of State (the Planning Inspectorate), either when giving notice of appeal or within 14 days from the date on which the Secretary of State sends you a notice requesting you to do so, a statement in writing specifying the grounds on which you are appealing against the Enforcement Notice and stating briefly the facts on which you propose to rely in support of each of those grounds.

FEES

For an appeal under Ground (a) of section 174 (2) of the Town and Country Planning Act 1990, you must pay the appropriate fee, which is £1540.00 made payable to the "London Borough of Hounslow".

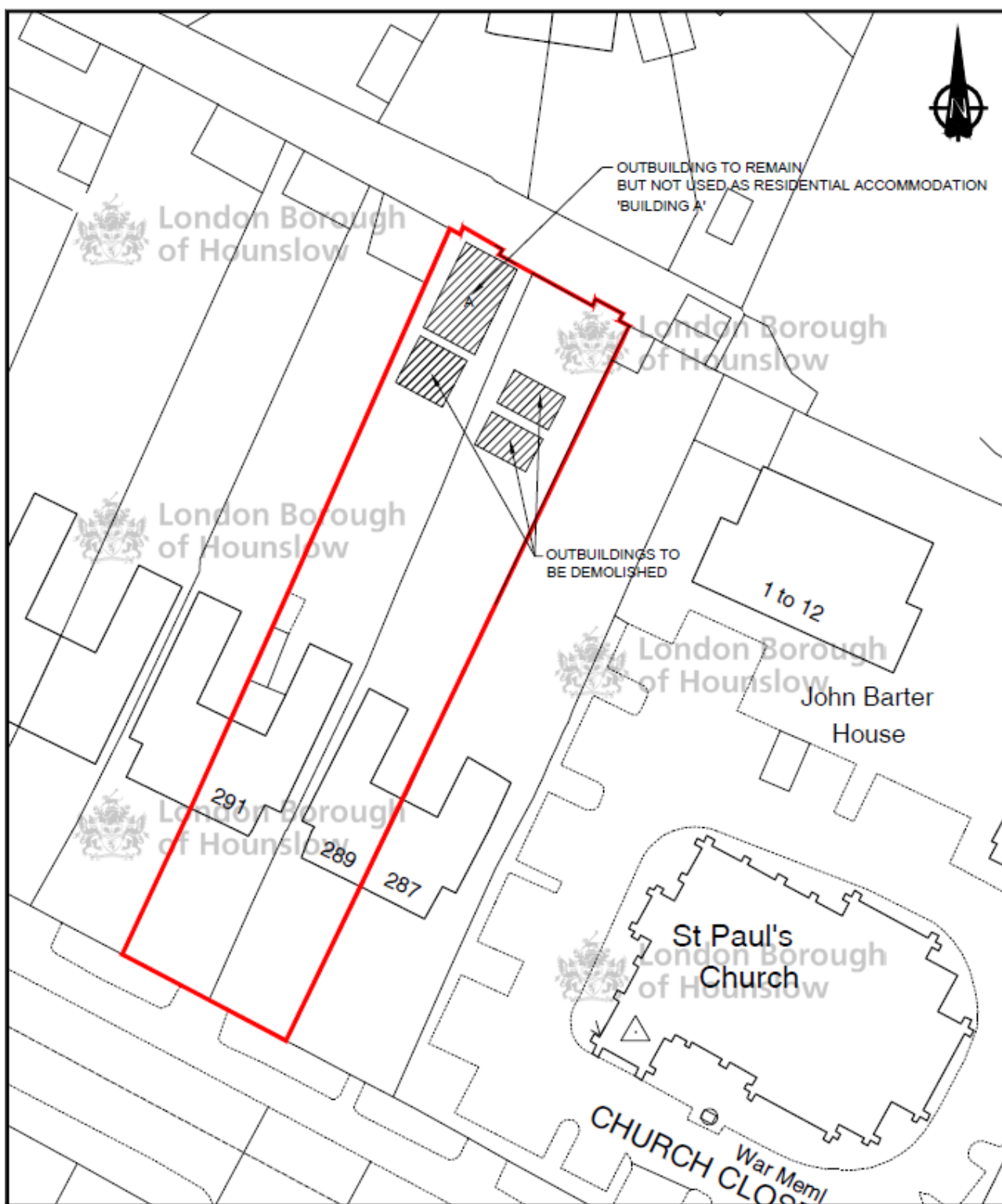
Full copies of sections 171A, 171B and 172-177 of the Town and Country Planning Act 1990 (as amended) are enclosed for your information.

A COPY OF THIS ENFORCEMENT NOTICE HAS BEEN SERVED ON:



WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on the date specified in paragraph 7 of the notice and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in paragraph 6 of the notice. Failure to comply with an enforcement notice, which has taken effect can result in prosecution and/or remedial action by the Council.



London Borough
of Hounslow

289 - 291 BATH ROAD.

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London Borough of Hounslow

Mike Jordan
Director of Environment,
The Civic Centre, Lampton Road, Hounslow, TW3 4DN

Drawn by: S.C.

Scale 1/500

Date 22 - 08 - 2012

O.S. Reference - TQ1276SW