



## London Borough of Hounslow

Regeneration, Economic Development and  
Environment Department  
Email: [planning@hounslow.gov.uk](mailto:planning@hounslow.gov.uk)

Planning Enforcement  
London Borough of Hounslow  
The Civic Centre, Lampton Road  
Hounslow TW3 4DN  
[www.hounslow.gov.uk](http://www.hounslow.gov.uk)  
Email: [planningenforcement@hounslow.gov.uk](mailto:planningenforcement@hounslow.gov.uk)

Direct Line: [REDACTED]

Date: 23<sup>rd</sup> January 2018

Our Ref: COND/2017/00525

Case Officer: [REDACTED]

Dear Sir / Madam,

### TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

Site: 291 Bath Road, Hounslow, TW3 3DB  
Breach Conversion of property into Bed and Breakfast

I refer to the above site and alleged allegation. Following a recent site inspection of the property, it is my opinion that the above development is in breach of the above act.

I consider the above development not to benefit from Planning permission and therefore is unauthorised and is at risk of formal enforcement action.

The development does not benefit from planning permission following an examination of the relevant planning records and it is not considered to benefit from permitted development rights.

Therefore, the Bed and Breakfast use seen to be unauthorised.

In order to regularise the development please undertake one of the following options:

1. Apply for planning permission to retain the development **within 28 days of the date of this letter**.

Or

2. If it not your intention to submit a planning application, within **7 days** of the date of this letter provide the Council with your intention as to how you propose to rectify the planning breach.

**The issue of this letter must not be construed as an indication that permission will necessarily be granted.** This is because each application is determined on its individual merits having due regard to all the material considerations, which can only be properly considered after an application has been submitted.

Planning applications can be made via the Planning Portal (<http://www.planningportal.gov.uk/planning/applications/planningapplications>). Alternatively you can download the application forms at

[http://www.hounslow.gov.uk/index/environment\\_and\\_planning/planning/planning\\_application\\_forms.htm](http://www.hounslow.gov.uk/index/environment_and_planning/planning/planning_application_forms.htm), print them off and return to:

*Planning Service  
London Borough of Hounslow  
Civic Centre  
Lampton Road  
Hounslow  
TW3 4DN*

Please be advised that whilst the breach of planning control remains outstanding, this property is at risk of enforcement action.

This action might include the issue of an enforcement notice, taking out an injunction and/or prosecution. The Council is considering issuing a planning enforcement notice relating to the above land. An enforcement notice is served on all of the owners, lessees, mortgagees and other persons having a material interest in the property. Failure to comply with an enforcement notice is an offence that may result in a fine of up to £20,000 upon conviction in the Magistrate's Court, and an unlimited fine if convicted by the Crown Court. An enforcement notice is also entered on the Local Land Charges records, which could make the future sale or financing of the property more difficult.

I wish to note that the views and opinions expressed in this correspondence are of the officer only and not of the Council and shall not prejudice any decisions given on any forthcoming planning applications.

I look forward to hearing from you in due course. Should you have any queries concerning the content of this letter please contact me, the case officer.

Yours sincerely



*Chief Planning Officer*



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