

Proof of Evidence of Jack Savage

Statement on behalf of the London Borough of Hounslow

Site Address: 289-291 Bath Road, Hounslow, TW3 3DB

PINS Reference: APP/F5540/X/25/3365277

Local Planning Authority Reference: P/2024/3105

1.0 Introduction

- 1.1 My name is Jack Savage and I am employed by the London Borough of Hounslow as a Planning Enforcement Officer, I have held this position since September 2017.
- 1.2 My primary responsibility is to investigate into alleged breaches of planning control, and manage a planning enforcement case load, which includes the preparation and service of enforcement reports and enforcement notices, in addition to the handling of planning enforcement appeals.
- 1.3 As part of my role I have become involved with this site to undertake a comprehensive review of the planning enforcement files and act as a witness at the public inquiry for the site known as 289 - 291 Bath Road, Hounslow, TW3 3DB.

2.0 Scope of evidence

- 2.1 My evidence is given on behalf of London Borough of Hounslow (hereafter to referred to as 'The Council' or 'the LPA')
- 2.2 The evidence focuses on the relevant planning enforcement history and enforcement investigations relating to the alleged use of 289 Bath Road and 291 Bath Road, TW3 3DB
- 2.3 I rely on Appendices 1 – 6, which contain key supporting evidence, including site photographs, site reports, land registry and council documents.

3.0 Site Description and The Appeal

- 3.1 The site is located on the north side of Bath Road, within the vicinity of the site the street is made up of large semi-detached properties.
- 3.2 The site comprises two villas belonging to separate pairs of semi-detached buildings. 289 Bath Road and 291 Bath Road appear now to be conjoined following extensions and alterations on site.
- 3.3 On 16th September 2024, a Lawful Development Certificate council reference: P/2024/3105 was submitted to the LPA claiming the property was used as Bed and Breakfast accommodation for more than 10 years. The Council refused the Lawful Development Certificate on 8th November 2024 for the failure to supply sufficient evidence and for the 2017- 2018 enforcement investigation which contradicted the alleged use.

4.0 Relevant legal context

- 4.1 Section 191(2) of the Town and Country Planning Act 1990 provides that a use is lawful if no enforcement action could have been taken at the time of the application because the use has subsisted for the requirement immunity period (10 years for the material change of use)
- 4.2 The onus of proof rests on the appellant, if the evidence is equivocal and ambiguous then the appeal must fail.
- 4.3 The appellant's evidence when set against the planning enforcement history and investigation demonstrates that on the balance of probabilities the use of the site as bed and breakfast accommodation has not occurred continuously for 10 years.

5.0 Planning History

- 5.1 On 16th April 1986, a planning application is approved at 291 Bath Road for the Conversion of premises into four self-contained flats, including heightening of storey back addition under Council reference 00083/291/P3.
- 5.2 On 4th September 2003, a Lawful Development Certificate is refused at 289 Bath Road for Certificate of Lawfulness for the continued use of premises as Bed and Breakfast. under reference 00083/289/LAW1
- 5.3 On the 24th September 2010, a Lawful Development Certificate is withdrawn for the Certificate of lawfulness of existing use for use of two houses as bed and breakfast accommodation under reference e00083/289-291/LAW1 and P/2010/1742
- 5.4 On 4th March 2024, a Lawful Development Certificate is refused for Certificate of lawfulness of existing use of a bed and breakfast under reference 00083/289-291/LAW2 and P/2024/0069
- 5.5 On 8th November 2024 , a Lawful Development Certificate is refused for Certificate of lawfulness of existing use the properties as bed and breakfast accommodation under reference P/2024/3105

6.0 Planning Enforcement History

- 6.1 There are two relevant planning enforcement investigations relating to the site of 289 – 291 Bath Road, Hounslow, TW3 3EB.

- 6.2 On the 28th August 2009 the council receive a complaint alleging an outbuilding to the rear garden of 291B Bath Road was in residential use, under the case reference 427256,
- 6.3 A site visit report details on the 28th April 2010 Planning Enforcement Officer Nikolas Smith undertakes an arranged site visit with Mr Toor to inspect outbuildings to the rear of 289 - 291 Bath Road. Within the site report it states that Mr Toor had told Officer Nikolas Smith that 291 Bath Road was four flats. A copy of Nikolas Smith's Officer site report is produced at **Appendix 1**
- 6.4 Nikolas Smith recommends the planning enforcement investigation 427256 for closure on 16th May 2011. Within the officer's report it states that on the balance of probabilities the use of 289 Bath Road, Hounslow, TW3 3DB as a bed and breakfast is immune from enforcement action.
- 6.5 Mr Smith's report also states on the balance of probabilities the conversion of 291 Bath Road to four flats is immune from enforcement action. I would add that the flats were mostly likely to be lawful by way of the of the 1986 planning permission approval under reference 00083/291/P3
- 6.6 Therefore, the Council's position on the 25th May 2011 was the use at 289 Bath Road as a bed and breakfast was immune from enforcement action but 291 Bath Road was in use as four self-contained flats. A copy of the office's closure report is produced at **Appendix 2**
- 6.7 The next relevant planning enforcement investigation is under planning enforcement reference COND/2017/00525, on 17th October 2017 the Council received a complaint alleging the use of 291 Bath Road as bed and breakfast accommodation.

- 6.8 On the 31st October 2017, Planning Inspections Officer Gareth Morgan, undertakes an unannounced site visit to 291 Bath Road. Officer Morgan engages in a conversation with staff at reception desk of 289 Bath Road, the staff state the ground floor of 291 is staff accommodation for Hilton Hotels and the first floor is a self-contained flat. Mr Morgan was informed the first floor flat is used by the bed and breakfast on occasion when there are long term residents. The first floor flat was occupied at the time of the visit however Officer Gareth Morgan did not make entry. A copy of Gareth Morgan's Site Report is produced at **Appendix 3**
- 6.9 On the 2nd November 2017, a land registry search was carried out which disclosed the freeholder of the site known as 291 Bath Road to be Adda Hotels and the freeholder of 291A Bath Road (Front ground floor flat) as Hilton International Hotels (UK) Limited/. A copy of both land registry titles are produced at **Appendix 4**
- 6.10 On 23rd January 2018, an initial warning letter was sent out by Officer Matt Robinson, the letter alleged a planning breach of the use of the site as bed and breakfast accommodation. A copy of the letter is produced at **Appendix 5**
- 6.11 On the 18th May 2018, a site visit was conducted which found the property to be in use as three flats and some flats are used for short term tenancies, but it wasn't operating as a bed and breakfast. There is no site report or site photos produced on the case file, whilst it can be acknowledged there are evidential limitations I would find this to be valid evidence as it is documented within the officer's case closure report.
- 6.12 On 13th June 2018, a planning enforcement investigation case closure report is written by Officer Faisal Qureshi which states on the

basis that the harm caused by using two rooms for short-term rental accommodation instead of long term rental accommodation is minimum.

- 6.13 The case closure report details that at the time of the Council's visit on the 18th May 2018 the property was in use as three flats and some flats were used for short-term tenancy but the site was determined as not being used as a bed and breakfast, A copy of the officer's closure report is produced at **Appendix 6**

7.0 Assessment and Analysis

- 7.1 In the period of 2006 to 2016, the Council's Planning Enforcement team accepted that there was a long-standing bed and breakfast use at the premises of 289 Bath Road and no formal enforcement action could be taken on this matter.
- 7.2 During the period of 2006 to 2016, the Council rely on the planning enforcement investigation dated 28th April 2010 where it is reported by the appellant's husband who told the Council during the site visit that the property was four flats. The Council had no evidence to suggest that this wasn't the case,
- 7.3 The officer's case closure report details that the four flats were immune from enforcement action, this carries weight that the Council considered self-contained flats to be the existing use of the premises at 291 Bath Road and not bed and breakfast accommodation.
- 7.4 The recorded statement and officers report cast doubt on the appellant's assertion that the combined premises of 289-291 Bath Road, Hounslow, TW3 3DB has been in use as a bed and breakfast between the periods of 2006 to 2016.

- 7.5 In the period of 2014 to 2024, the Council rely on the planning enforcement site visits from 31st October 2017 and 18th May 2018.
- 7.6 The Council recorded statements from third parties which were staff member of 289 Bath Road, the staff did not mention that 291 Bath Road was available as bed and breakfast accommodation. The staff state the first floor flat is occasionally used by the bed and breakfast company. However, this type of occasional letting of the flat would not result in the loss of the residential character of the property therefore not defined as a bed and breakfast.
- 7.7 *Gravesham v SSE (1984)* sets out the definition of a dwellinghouse as being the facility and manner of use not its occupation. The ground floor flat referred to as 291A Bath Road had operated independently as being self-contained with its own kitchen facilities, bathroom facilities and sleeping provision. The land registry carried out and staff statements confirmed Hilton Hotels owned and used the flat for their own staff accommodation. Therefore, on the balance of probabilities 289 - 291 Bath Road could not have been used continuously for 10 years from 16th September 2014 – 16th September 2024.
- 7.8 The site visit of 18th May 2018, the Council conduct a site visit which establishes 3 self-contained flats, in which two of the flats are used for short-term rental accommodation. The short-term lets of the flats is not indicative of the use falling into a Bed and Breakfast use. The flats were seen to be functionally independent from the bed and breakfast as stated in the officer's case closure report
- 7.9 The case closure was on the basis of no material harm, and that the site did not meet the threshold of lawful C1 Use. I would find that this carries weight that at the time there was no enforceable breach of planning control.

- 7.10 The planning enforcement team did not treat the use as a bed and breakfast as the associated characteristics were absent, therefore it could not take formal action as the breach was not present.
- 7.11 It is held in *Thurrock BC v SSSTR & Holding (2002)* that any material break or change in use resets the immunity period. Considering the site visit was conducted on 18th May 2018, where it was found to be three self-contained flats, the immunity clock resetting from this date would contradict the appellant's case that the combined premises of 289 – 291 Bath Road has been in continuous use as a bed and breakfast between 2014 to 2024.
- 7.12 The Council's initial warning letter on 23rd January 2018 had limited weight in proving operational bed and breakfast use, given there was an absence of physical evidence. A warning letter signals suspicion however this was not proof to confirm a commercial bed & breakfast business was operating, the letter only initiated the investigation.
- 7.13 Under *Swale BC v FFS & Lee (2005)* the burden of proof bears on the appellant to demonstrate with sufficient clarity the continuous use of 289 – 291 Bath Road as being a bed and breakfast, these documents which were sent out by the LPA fails to demonstrate on the balance of probabilities the site was in use as a bed and breakfast for continuous 10 year period.

8.0 Summary and Conclusion

- 8.1 The evidence reviewed relevant planning enforcement records, includes site visit reports, officer reports and land registry records which cover the period from 2009 to 2024, it demonstrates that the Council accepted in 2011 that 289 Bath Road was immune from enforcement as bed and breakfast use.
- 8.2 The 2017-2018 enforcement investigation recorded the site in use as three self-contained flats with elements of short-term rental accommodation but not as a bed and breakfast with no integrated C1 use class identified across the combined properties of 289 – 291 Bath Road.
- 8.3 Staff statements and land registry records support the view that part of 291 Bath Road was independent and separate unrelated to any bed and breakfast operation. The Council's enforcement position in 2018 was there no material planning breach had occurred and bed and breakfast use wasn't present.
- 8.4 To conclude the burden of proof under Section 191 of the Town and Country Planning Act 1990 rests on the appellant. In my view the evidence presented demonstrates that on the balance of probabilities the use of 289 – 291 Bath Road and a single bed and bred breakfast operation had not occurred continuously for a period of 10 years preceding the 16 September 2014 or the period from 2006 to 2016.
- 8.5 Instead, the Council's enforcement history shows a clear and material distinction between the two properties. The site visit of 18 May 2018 found the property in use as three self-contained flats which represents a break in the alleged continuous use therefore resetting the 10-year immunity period.

8.6 The Council's decision to refuse the Lawful Development Certificate was well founded and justified. I respectfully request that the Planning Inspectorate dismiss the appeal.

9.0 Statement of Truth

9.1 I confirm that the evidence I have provided is true to the best of my knowledge and belief and I understand my duty in the inquiry and have complied with that duty.

Signed:



Dated: 5th August 2025

Planning Enforcement Officer
London Borough of Hounslow

Appendix 1



Planning Enforcement Team Site Visit

Address: 289/291 Bath Road

Date: 28/04/2010

Reference: 427256

Details

Had arranged to meet [REDACTED] at the site with Simon Hoets (called ahead the day before).

We looked around the garden (effectively one garden – no boundary fence dividing them) and identified four single storey buildings (two along the east boundary and two along the west boundary). The northern most building on the west side is a brick built building that seems to have replaced an old outbuilding (photos of the building were shown to us by [REDACTED]). Planning permission was granted for a replacement building but it has not been built in the location that was approved. The building is internally divided with a toilet/shower. Please note that a condition attached to the approval sought to prevent the instillation of such facilities. Further south on the west side of the site is a wooden built building. We did not gain access to the building but were told that it was used for storage. Opposite, on the east side of the site is a similar wooden built building. Again, access was not obtained but we were told that it was used for storage. A newer, wooden building has recently been constructed to the north of the site on the east side. This is divided into three separate rooms, one of which is used for storage. The others are unused but [REDACTED] said that one would be a laundry. Both the empty rooms had a power supply and all three had a separate external door and were not internally connected.

I explained to [REDACTED] that it was my view that at least three of the four buildings needed planning permission and didn't have it and that I would write to this effect. He disputed the fact that any other buildings than the new one needed consent but agreed that one did.

I asked how long the property had been used as a Bed and Breakfast and [REDACTED] said 20 years.

We looked at the access behind the site and it appeared fairly clean of rubbish. There was a truck there with waste in the back.

He said that 291 had been converted into four flats (planning permission exists for this conversion).



New building to east of site



Inside new building 1



Inside new building 2



Inside new building 3



Garage in rear access seats do belong to the B&B



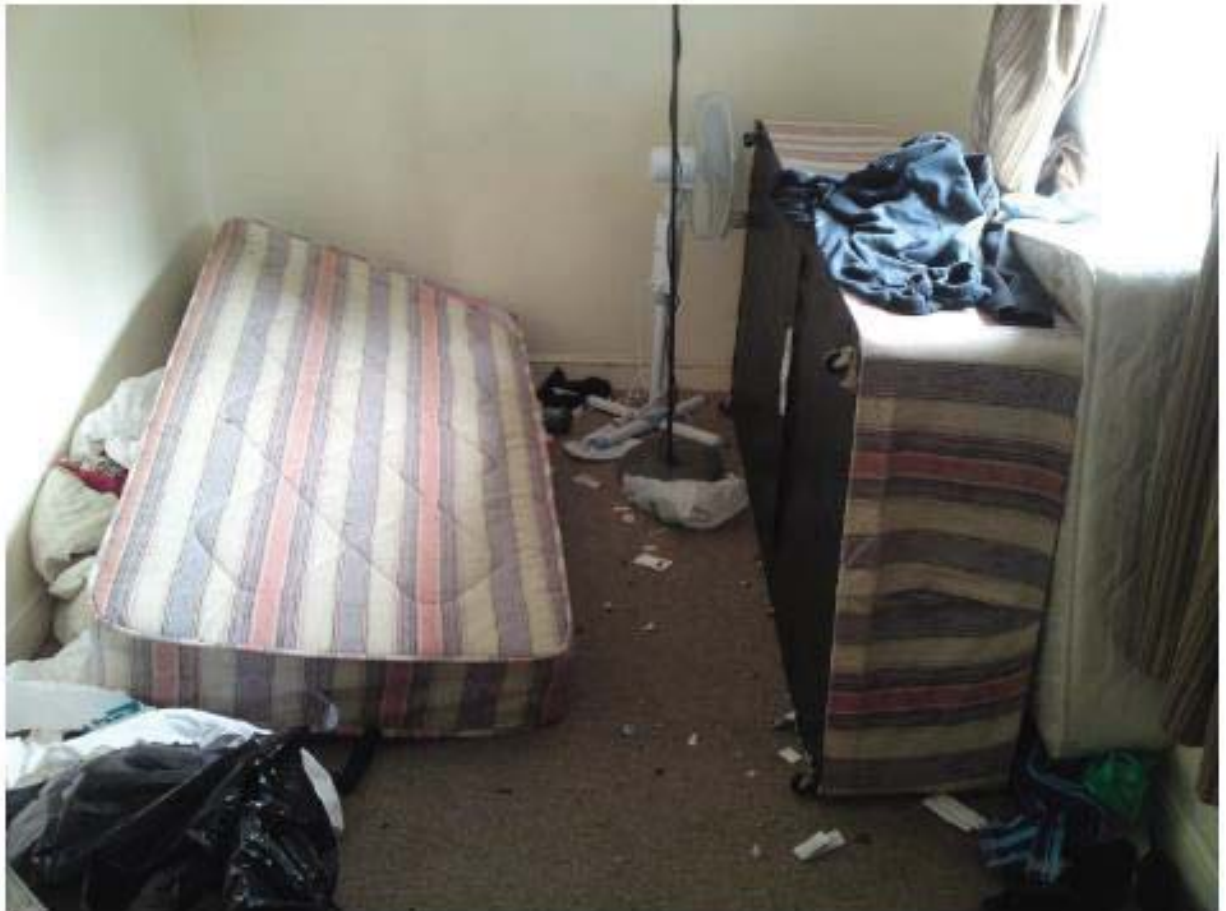
Rear access - clear



Replacement garage/store to rear of site on west side



And again.



Inside garage/store 1



Inside garage/store 2



Inside garage/store 3



Inside garage/store 4



Wooden building to west of site



And again



Wooden building to east of the site (in front of new building)



Inside that building - storage



Long view of garden



Looking to east of garden



Looking to west of garden



Long view of garden two



Rear of property

Signature

A solid black rectangular box used to redact the signature.

Date: 28/04/2010

Appendix 2



PLANNING ENFORCEMENT TEAM

Closure of enforcement investigation

Address: 289-291 Bath Road

Reference: 427256

Case Officer: [REDACTED]

Date of report: 16/05/2011

Description of breach of planning control

Change of use of 289 to bed and breakfast and conversion of 291 to four flats.
Erection of four outbuildings in rear garden (used as ancillary storage).

Reasons for closure of case

On the balance of probabilities, the use of 289 and a bed and breakfast is immune from enforcement action. If it is not, harm caused by the use is insufficient to justify taking formal enforcement action and it so it would not be expedient to do so.

On the balance of probabilities, the conversion of 291 to four flats is immune from enforcement action. If it is not, harm caused by the conversion is insufficient to justify taking formal enforcement action and it so it would not be expedient to do so.

The erection of four outbuildings in the rear garden, does not (subject to their continued use ancillary storage and subject to them not being used as residential units or sleeping accommodation), to not cause harm that would justify taking formal enforcement action and so it would not be expedient to do so.

These views were presented to the Heston and Cranford Area Committee (Planning) in May 2011 and endorsement was given by Members to close this enforcement investigation.

Recommendation

Close case

Recommendation put forward by [REDACTED]

Recommendation agreed by [REDACTED]

on 16/05/2011
25/5/11

Comments of Officer authorised to close case :

Letter: NB. NAS will send letters.

Complainants Address

Owners Address: 289-291 Bath Road, Hounslow, Middlesex, TW3 3DB

Appendix 3

Hounslow

Planning Enforcement Team Site Visit Notes

Address: 291 Bath Road, Hounslow

Officer: 

Site Visit Date: 31st October 2017

Details: I visited the site at 12:32. The door had no bell or knocker and opened when I pushed it. There is a door to the left on the ground floor and stairs in front leading to the first floor. There was also a door to the right which lead to the foyer of the bed and breakfast next door at number 289. I spoke to a female and male at the reception desk. I was told that the ground floor of 291 is owned by Hilton Hotels and is used as staff accommodation. I was also told that the first floor of 291 is used by the bed and breakfast when they have long term residents. It is apparently currently occupied. I was told that the first floor is a flat but did not go and see it on this occasion.

I certify that the information above is a true record of my observations during my site visit to the above site on the above date.









Signature:

[Redacted Signature]

Date:

2nd November 2017

Appendix 4

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

Official copy of register of title

Title number NGL536127

Edition date 18.08.2011

- This official copy shows the entries on the register of title on 02 NOV 2017 at 08:13:00.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 02 Nov 2017.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Wales Office.

A: Property Register

This register describes the land and estate comprised in the title.

HOUNSLOW

- 1 (30.09.1985) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being 291 Bath Road, Hounslow (TW3 3DB).
- 2 The land has the benefit of a right of way over the roadway at the rear leading into St. Paul's Close.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (17.08.2011) PROPRIETOR: ADDA HOTELS (Co. Regn. No. 00879456) of Maple Court, Central Park, Reeds Crescent, Watford, Herts WD24 4QQ.
- 2 (17.08.2011) The price stated to have been paid on 13 July 2011 was £5,000.
- 3 (17.08.2011) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the Charges Register and of indemnity in respect thereof.
- 4 (18.08.2011) The Transfer to the proprietor contains a covenant to observe and perform the covenants by the landlord contained in the leases referred to in the Schedule of Notices of Leases and of indemnity in respect thereof.

C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 The part of the roadway at the rear included in the title is subject to rights of way.
- 2 A Transfer of the land in this title dated 17 March 1987 made between

Title number NGL536127

C: Charges Register continued

(1) Alicia Mary Ellen Bannon (Vendor) and (2) Joginder Singh Ubi (Transferee) contains the following covenants:-

"The Transferee hereby covenants with the Vendor for the benefit and protection of the Transferors adjoining premises Numbers 293 and 295 Bath Road, Hounslow that the Transferee and his successors in title will not carry on or suffer to be carried on on the property hereby transferred or any part thereof any trade or business whatsoever and will not use or permit to be used the property hereby transferred for any other purpose than a private dwellinghouse or flats each in single family occupation"

- 3 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

Schedule of notices of leases

1	25.04.1988 1 (part of) : 2 : 3	Flat 1, 291 Bath Road (Ground Floor Flat) : Garden Ground : Parking Space	18.03.1988 125 years from 25.12.1987	AGL2705
2	10.05.1988 1 (part of) : 4	Flat 3, 291 Bath Road (First Floor Flat) : Garden Ground, Parking Space	08.03.1988 125 years from 25.12.1987	AGL2900
3	21.07.1988 1 (part of) : 5 : 6	Flat 4, 291 Bath Road (First Floor Flat) : Garden Ground : Parking Space	10.06.1988 125 years from 25.12.1987	AGL3843
4	21.04.1989 1 (part of)	Flat 2, 291 Bath Road (Ground Floor Flat)	28.04.1989 125 years from 25.12.1987	AGL8943
5	06.02.2003 7	Garage at the back of Flat 2, 291 Bath Road	30.12.2002 125 years from 25.12.1987	AGL112555

End of register

The electronic official copy of the register follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.



Official copy of register of title

Title number AGL2705

Edition date 25.01.2006

- This official copy shows the entries on the register of title on 02 NOV 2017 at 08:16:41.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 02 Nov 2017.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- This title is dealt with by HM Land Registry, Wales Office.

A: Property Register

This register describes the land and estate comprised in the title. Except as mentioned below, the title includes any legal easements granted by the registered lease but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

HOUNSLOW

- 1 (25.04.1988) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being 291A Bath Road.

NOTE: As to the part tinted blue on the title plan only the Ground floor flat is included in the title.
- 2 (25.04.1988) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:
Date : 18 March 1988
Term : 125 years from 25 December 1987
Rent : £100 and insurance rent
Parties : (1) Joginder Singh Ubi
(2) Alicia Mary Bannon
- 3 (25.04.1988) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the lease.
- 4 The lessor's title is registered.
- 5 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (17.06.1992) PROPRIETOR: HILTON INTERNATIONAL HOTELS (UK) LIMITED (Co.

C: Charges Register continued

(1) Alicia Mary Ellen Bannon (Vendor) and (2) Joginder Singh Ubi (Transferee) contains the following covenants:-

"The Transferee hereby covenants with the Vendor for the benefit and protection of the Transferors adjoining premises Numbers 293 and 295 Bath Road, Hounslow that the Transferee and his successors in title will not carry on or suffer to be carried on on the property hereby transferred or any part thereof any trade or business whatsoever and will not use or permit to be used the property hereby transferred for any other purpose than a private dwellinghouse or flats each in single family occupation"

- 3 The parts of the land affected thereby are subject to the leases set out in the schedule of leases hereto.
The leases grant and reserve easements as therein mentioned.

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4	21.04.1989 1 (part of)	Flat 2, 291 Bath Road (Ground Floor Flat)	28.04.1989 125 years from 25.12.1987	AGL8943
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End of register

Appendix 5



London Borough
of Hounslow

Regeneration, Economic Development and
Environment Department
Email: planning@hounslow.gov.uk

Planning Enforcement
London Borough of Hounslow
The Civic Centre, Lampton Road
Hounslow TW3 4DN
www.hounslow.gov.uk
Email: planningenforcement@hounslow.gov.uk

Direct Line: [REDACTED]

Date: 23rd 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, 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



London Borough of Hounslow

Regeneration, Economic Development and
Environment Department

Email: planning@hounslow.gov.uk

Planning Enforcement
London Borough of Hounslow
The Civic Centre, Lampton Road
Hounslow TW3 4DN
www.hounslow.gov.uk
Email: planningenforcement@hounslow.gov.uk

Direct Line: [REDACTED]

Date: 23rd 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

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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

Appendix 6



London Borough
of Hounslow

PLANNING ENFORCEMENT TEAM

Case Closure

Address: 291 Bath Road, Hounslow, TW3 3DB

Reference: COND/2017/00525

Case Officer: [REDACTED]

Details of Breach: Conversion of property into Bed and Breakfast

Recommendation: Close Case

Complied (FC/EN):

Reason for closure: Immune

Officer's report

A complaint was received on 20 October 2017 suggesting the site was in use as a Bed and Breakfast. In May 2011 the Enforcement Team closed a case on the same site which related to four flats that were found to be immune from planning enforcement action.

The visit carried out on the 18th May 2018 found that the property is now three flats and some flats are used for shorter term tenancy, but it unit is not operating as a Bed and Breakfast.. It is therefore recommended that the case is closed as harm created by two rooms for short term accommodation instead of long term flats is minimum

It is my opinion that this case should be closed

Recommendation put forward by [REDACTED] on 13/06/2018

Recommendation agreed by

[REDACTED]

Head of Development management

Owner's details: [REDACTED]

Complainants details – [REDACTED]

Personalised letter: No