

## **NOTES OF PRE-INQUIRY MEETING**

Appeal A: APP/F5540/W/17/3180962  
Appeal B: APP/F5540/Z/17/3173208

**Applicant:** *Starbones Ltd*

**The Council:** *London Borough of Hounslow*

**The Proposal:** *Redevelopment of site to provide a mixed use building of one part ground plus 31 storeys and one part ground plus 24 storeys, comprising 327 residential units (Use Class C3), office (Use Class B1) and retail/restaurant uses (Use Class A1-A3), basement car and bicycle parking, residential amenities and hard and soft landscaping, with all necessary ancillary and enabling works (Appeal A) and the erection of three internally illuminated fascia signs to proposed building (Appeal B)*

**The Site:** *Land at Chiswick Roundabout, Junction of Gunnersbury Avenue and Great West Road, Chiswick*

**Venue:** *Brentford Free Church, Boston Manor Road, Brentford TW8 8DW*

**Starting at:** *1200 on 20 March 2018*

**Appearances:** Russell Harris QC for the appellant (witnesses to be confirmed); Richard Ground QC for the Council (witnesses to be confirmed); Richard Harwood QC for Historic England (HE) (R6) (witness to be confirmed); Patrick Robinson of Burges Salmon for Kew Gardens (R6) (Inquiry Counsel and witnesses to be confirmed); and Martin Taylor for the Kew Society (R6) (no witnesses envisaged at this stage). Some members of the public confirmed that they would wish to make representations at the Inquiry too.

**Programme Officer and Inquiry Website:** Helen Wilson was introduced as the Programme Officer (PO) and it was confirmed that all contact in the lead up to and during the Inquiry should be made through her, in the first instance, with a copy to the PINS Case Officer (Elizabeth Humphrey). There is an Inquiry website and all Inquiry documentation will be copied on to it.

**The Nature of the Proposals:** Put simply, Appeal A is against the Council's refusal of planning permission for the 'Chiswick Curve' while Appeal B is against the Council's refusal of advertisement consent for three advertisements that would be attached to the building. There is an Environmental Statement, and an addendum to it, relating to Appeal A, and there is no suggestion that it fails to accord with the requirements of the relevant Regulations.

**The Main Issues:** The appeals have been recovered by the Secretary of State for his determination. On the basis of a preliminary analysis of the Statements of Case, and the application materials, the Inspector confirmed that the main issues in relation to **Appeal A** would be (1) the effect of the proposals on the character and appearance of the area (the design issue); (2) the effect of the proposals on the setting and thereby the significance of a range of designated heritage assets (the heritage issue); (3) the acceptability or otherwise of the affordable housing provision (the affordable housing issue); (4) whether the proposal would provide reasonable living conditions for prospective occupiers in terms of access, amenity space, and air quality, in particular (the living conditions issue); (5) whether any other impacts can be successfully mitigated (the s.106 issue) and (6) any other matters including the impact on the living conditions of nearby residents (other matters). In terms of **Appeal B**, the main issue will be the impact of the proposal on amenity and public safety.

**Core Documents:** The parties are encouraged to liaise with a view to producing a succinct range of relevant documents with one (hard) copy for the Inspector, and a library set for the use of the public at the Inquiry. All CDs will be uploaded on to the Inquiry website. It is expected that the CD list will be agreed in the next two weeks, or so.

**Proofs of Evidence and Appendices:** Again, concision is encouraged and PoEs and Appendices should be kept separately bound (to enable ease of uploading on to the Inquiry website, amongst other things). Moreover, Summaries to be presented as separate documents, for the same reasons. No need for rebuttals is foreseen but if, after consultation with the PO, they are felt to be necessary, they should be brief and submitted by Tuesday 5 June 2018. All will be uploaded on to the Inquiry website, in due course. Again, the Inspector will require one copy and there should be a library copy. The number of copies exchanged between the main parties can be agreed but all should be submitted in accordance with the PINS timetable.

**Statements of Common Ground:** All parties are encouraged to agree as much as they can through Statement(s) of Common Ground so that areas of difference can be easily identified by all concerned. The Inspector is content that discussions on any SoCG can continue up to the point the Inquiry closes (though it would obviously be helpful if they could be concluded in advance).

**Inquiry Documents:** Any documents submitted in the course of the Inquiry will be classified in a separate ID list, and uploaded to the Inquiry website.

**The Order of Appearances and Timetabling:** It was agreed that the Council would present its case first, followed by HE, and the other R6 parties, and then third parties. After all that the Appellant will present their case. Subsequent to that, there will be discussion on suggested conditions and s.106 matters, and finally, closings (with the appellant last). A draft timetable helpfully prepared by the PO is in circulation and it is expected

that this can be firmed up after the exchange of evidence when time estimates can more reasonably be made. The four weeks allowed appears to be reasonable.

**Site Visits:** A preliminary USV took place in advance of the PIM and the Inspector expects to conduct USVs in the course of proceedings. An ASV (or ASVs) will need to be programmed as the Inquiry proceeds to take in all locations/viewpoints where some input from the parties would assist. This (or these) will most likely take place after the evidence has been heard, but in advance of closings.

**The Venue:** It was agreed that the venue seemed ideal but previous experience suggests that at the Inquiry, the room ought to be arranged the other way around from the PIM (to keep the Inspector out of the sun).

**The Inquiry:** This will open at 1000 on 12 June 2018.

Paul Griffiths  
INSPECTOR  
22/03/18