Address Line 1

Address Line 2

Address Line 3

Post Code

dd/mm/2023

To: Hounslow Borough Planning

Ref:

**Objections to Planning Permission: P/2023/1409 ref. Vine Lodge, Church Road, Isleworth 4PH**

**Proposed: Erection of a two storey building to create eight self-contained flats with bin storage, cycle store and a car park following the demolition of the existing building**

Dear Sir or Madam

**Objections**

**1. Vine House is of Historic Importance**

Vine House is an historic home believed to date back to as early as 1804, being over 200 years old. It is located in the Spring Grove Conservation area, and within that in the St Mary’s distinct character area (no. 4). There can be few houses as historic as this in the area. It pre-dates the earliest conservation area map of 1865. However, even on this map you can see just how rural the area still was then. This house on the period reflecting the era of the heritage of market gardening, which once dominated much of West London producing the bulk of food for the capital.

**2. Anti-Conservation Area Objectives**

The council’s own Conservation Area appraisal document states that ‘ New development should preserve and enhance the quality of the conservation area’. Demolishing Vine Lodge, with it’s history and it’s vintage front wall and replacing it with a block of flats is at odds with this, as well as being at odds with the surrounding houses, Davies estate, Edwardian Arts & Crafts and 1930s. The related conservation area document highlights the undesirable pressures of enlargement of existing buildings, leading to the intensification of development over historic plots.

**3. Not Compatible with Council’s Zero Carbon 2030 Target**

Demolishing a perfectly good home is against the new best practice of retaining and refurbishing buildings because of the embodied carbon that would be involved in the production of all the materials required to construct a new building. This applies, even taking into account potential energy performance of a new building, especially as the proposed flats don’t have any new energy saving devices in the design, not even electric charging points for cars.

**4. Fulfilling Council Housing Requirements**

There is recognition that more family homes are required in the borough, not 1 bedroom flats. Vine House can continue to be a much needed family home.

**5. Not Supporting a Green Environment & Well Being**

There are 22 trees on the site and only 2 of them have been classified as needing to be taken out. The professional tree assessment is based on the developers shocking objective of felling nearly all the trees, mainly to make space for car parking. This would be a travesty when the country, including the council, are trying to plant as many trees as possible to off-set the carbon problem, as well as recognising the benefits of lowering dust, gasses and noise pollution, moderating temperatures, providing habitat for a wide range of wildlife and contributing hugely to well-being. These are recognised on the council’s website where it says that trees enhance the local environment.

**6. Encouraging Cars**

Linked with the Green Environment points above, the borough has a massive problem with car pollution and car parking. The number of proposed flats encourages more cars. It’s common for even single couples to have more than 1 car. So, even with the number of parking spaces proposed there will still be a need for street parking.

**7. Drainage Queries**

The applicant does not know if they can connect to existing drainage which could cause problems as this is an area where there have been recent big drainage problems involving major repairs by Thames Water.

Regards**, Name**

**Contact details**