

Neighbourhoods

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8th April 2021

Date:

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (England)
Order 2015**

PLANNING (LISTED BUILDING AND CONSERVATION AREAS) REGULATIONS 1990

Application No: Q0011.21

Description: P1216.20 - Conditions(s) 2,5,6 & 7

Location: Natwest 18 Station Road Upminster

Further to my letters regarding the Notice of Decision for the above Discharge of Conditions application, I can now confirm the following:

The following condition(s) have been discharged in full:

- 6** No building shall be occupied or use commenced until cycle storage is provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be permanently retained thereafter.

Reason:-

Insufficient information has been supplied with the application to demonstrate what facilities will be available for cycle parking. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use is in the interests of providing a wide range of facilities for non-motor car residents and sustainability.

The following condition(s) have been discharged in part:

- 2 No works shall take place in relation to any of the development hereby approved until full details of balustrading and roofing and samples of all materials including rainwater goods to be used in the construction of the roof top extension hereby permitted are submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the doors, windows, materials and rainwater goods to be used. Submission of samples prior to commencement will safeguard the appearance of the building and the character of the immediate area, and will ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61

- 5 No works shall take place in relation to any of the development hereby approved until an assessment is undertaken of the impact of potential noise emanating from the rooftop area of the development. Following this, a scheme detailing measures, which are to protect nearby residents from noise shall be submitted to, and approved in writing by the Local Planning Authority and shall be implemented prior to occupation.

Reason:-

Insufficient information has been supplied with the application to judge the impact of potential noise from the proposed development. Submission of an assessment prior to commencement will protect nearby residents against the impact of noise in accordance with Development Control Policies Development Plan Document Policy DC61.

- 7 No building shall be occupied or use commenced until external lighting is provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The lighting shall be provided and operated in strict accordance with the approved scheme.

Reason:-

Insufficient information has been supplied with the application to judge the impact arising from any external lighting required in connection with the building or use. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect residential amenity and ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61.

Yours faithfully,



Helen Oakerbee
Assistant Director of Planning

www.havering.gov.uk/planning