

LONDON BOROUGH OF HAVERING**TOWN AND COUNTRY PLANNING ACT 1990****AGENT**

Mr Eddy Ashdown
Unit 6
Rosebery House
7 Rosebery Avenue
London
EC1R 4RR

APPLICANT

Upminster Property Ltd
NATWEST
18 STATION ROAD
UPMINSTER
RM14 2UD

APPLICATION NO: N0015.21

In pursuance of their powers as Local Planning Authority, the Council have decided to **ACCEPT THE AMENDMENTS SPECIFIED BELOW** as non-material, not requiring a further planning application:

Proposal: Application for a non-material amendment to planning permission Ref: P1216.20 dated 30/10/2020 to allow for addition of metal railing 1100mm high to perimeter of roof (Creation of roof top bar involving installation of lift and stairs.)

Location: NATWEST
18 STATION ROAD
UPMINSTER

The above decision is based on the following drawing no(s) and relates solely to the amendments specified and not to any other deviation from the drawings originally approved:

220 'Proposed Elevations' (Rev A)
92/24 'Roof Bar Elevations'
213 'Proposed Roof Plan' (Rev A)
92/12 'Roof Lighting Plan'
92/25 'Roof Bar Elevations'
92/30 'Proposed Facade'

INFORMATIVE

The decision only relates to the non-material amendments specified above. It is not a reissue of the original planning permission, which still stands. The two documents should be read together.

Note to Applicants:

Please take the time to read the conditions stated below carefully. Some may require you to seek the Council's approval prior to works beginning on site. The approval process can take a further 8 weeks from the date of submission and you are advised to incorporate this into your timetable.

Please also check the informatives below to verify whether the scheme is liable for the Mayoral Community Infrastructure Levy. If the scheme is liable, **you are required to give notice of commencement in advance** so that a Demand Notice can be sent to you or any other person(s) that has/have assumed liability. The Levy is payable within 60 days of commencement. **If you are**

intending to claim self-build, social housing or charitable exemption, you must do this before development commences otherwise any exemption request will be disqualified.

- 1** The amendment to the approved application listed below is considered to be of a minor nature and acceptable in its own right and not require resubmission of a fresh planning application.

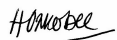
The following amendment is deemed to be accepted:

- to alter the previously approved protection measures on the edge of the roof bar area, by increasing the setback of the glass balustrade, introducing a metal railing on the parapet and providing landscaped planting areas between.

INFORMATIVE(S)

- 1** The applicant is advised that this amendment relates solely to the item detailed above and shown on drawings dated March 2021 and titled:
213 'Proposed Roof Plan' (Rev A)
220 'Proposed Elevations' (Rev A)
92/12 'Roof Lighting Plan'
92/24 'Roof Bar Elevations'
92/25 'Roof Bar Elevations'
92/30 'Proposed Facade'
and not to any other deviation from the approved drawings. Furthermore this amendment does not in any way alter or remove any previous conditions imposed on the original approved application reference P1216.20.

Dated: 12th May 2021



Helen Oakerbee
Assistant Director Planning
London Borough of Havering
Mercury House, Mercury Gardens
Romford RM1 3SL

IMPORTANT - attention is drawn to the notes overleaf

**NOTES IN CONNECTION WITH REFUSAL TO ACCEPT MINOR AMENDMENTS TO AN EXISTING
PLANNING PERMISSION**

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse to accept minor amendments to the existing planning permission an appeal may be made to the First Secretary of State at the Department for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990. Appeals against refusal must be made within 12 weeks of the date of this notice (for householder appeals) or within six months of the date of this notice for all other applications. All appeals against non-determination must be made within six months of the end of the determination period (28 days).
- (2) When submitting the completed appeal form to the Planning inspectorate, a copy should be sent to Planning, London Borough of Havering, 5th floor, Mercury House, Mercury Gardens, Romford, RM1 3SL.
- (3) You are reminded that Building Regulations approval may also be required for the amendments sought. You are advised to contact the Building Control Manager to confirm if permission is required.