

LONDON BOROUGH OF HAVERING**PLANNING (LISTED BUILDING AND CONSERVATION CONSENT AREAS) ACT 1990****AGENT**

paul chappell
33-35 Bell Street
Reigate
RH2 7AW

APPLICANT

Mrs Hazel Heptinstall
98-102, North Street
Romford
RM1 1DA

APPLICATION NO: L0002.21

In pursuance of their powers as Local Planning Authority, the Council have considered your application and have decided to **GRANT LISTED BUILDING CONSENT** for the following development and or works:

Proposal: Listed building consent for internal renovations to ground and first floor, including structural remedial works and renovation of the internal walls, floors and ceilings. Replacement of 2 rear external elevation windows to the unisex toilets.

Location: 98-102
North Street

Romford

The above decision is based on the details in drawing(s):

220063 D01 'Floor Plans & Sections - Phase 1 Works' (Rev C)

220063 D02 'Ground Floor Plan - Phase 2 Works' (Rev C)

220063 D03 'First Floor Sections, Details & Photos - Phase 1 Works' (Rev B)

Design and Access Statement prepared by Baxter Glaysher Consulting Ltd

Heritage Statement prepared by Baxter Glaysher Consulting Ltd

Structural Survey Report prepared by Baxter Glaysher Consulting Ltd

subject to compliance with the following condition(s):

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 development to which this consent relates must be commenced not later than three years from the date of this consent.

Reason:-

To comply with the requirements of Section 18(1) of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning Compulsory Purchase Act 2004).

- 2** The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61, DC67 and the Heritage Supplementary Planning Document.

- 3** The local planning authority shall be notified in writing of the date on which the initial stripping off works are proposed to commence on site at least 14 days prior to such commencement in order to provide an opportunity, as required, for the inspection and site meeting involving a representative from the local planning authority, the applicant, agent and contractor to consider detailed elements of the proposal.

Reason:- To safeguard the appearance of the heritage assets and the character of the immediate area, and in order that the development accords with the Development Control Policies Development Plan Document Policies DC61, DC67 and the Heritage Supplementary Planning Document.

- 4** A method statement for the repair to the damaged plasterwork and replastering to include details of mortar mix, methods of repairing the damage render, refilling of the cracks, and limewashing, shall be submitted to and agreed in writing by the local planning authority prior to the commencement of the works.

Reason:- To safeguard the appearance of the heritage assets and the character of the immediate area, and in order that the development accords with the Development Control Policies Development Plan Document Policies DC61, DC67 and the Heritage Supplementary Planning Document.

- 5** Drawings in elevation and section, at a scale between 1:1 and 1:20 as appropriate, to show the detail of the proposed replacement windows in the ground floor WCs, shall be submitted to and agreed in writing by the local planning authority prior to the first installation of the windows.

Reason:- To safeguard the appearance of the heritage assets and the character of the immediate area, and in order that the development accords with the Development Control Policies Development Plan Document Policies DC61, DC67 and the Heritage Supplementary Planning Document.

- 6** All works to the interior are subject to be agreed following an inspection by the Local Planning Authority after the removal of the modern wallpaper and panelling from walls and ceilings.

Reason:- To safeguard the appearance of the heritage assets and the character of the immediate area, and in order that the development accords with the Development Control Policies Development Plan Document Policies DC61, DC67 and the Heritage Supplementary Planning Document.

INFORMATIVE(S)

- 1** Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework 2018, improvements required to make the proposal acceptable were negotiated with the agent following a site visit on 2 July 2021. The revisions involved updates to drawings and supporting statements following heritage advice. The amendments were subsequently submitted on 15 July 2021.

Dated: 16th July 2021

H Oakerbee

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 APPROVAL OF APPLICATIONS SUBJECT TO CONDITIONS
OR REFUSAL OF APPLICATIONS FOR PLANNING PERMISSION**

- (1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or to grant permission or approval subject to conditions, 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 within six months of the date of this notice. However, if an enforcement notice is subsequently served relating to the same or substantially similar land and development and you want to appeal you must do so within 28 days of the service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House. 2 The Square. Temple Quay. Bristol BS1 6PN or from the Planning Inspectorate's web site, www.planning.inspectorate.gov.uk

- (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. The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise these powers unless there are special circumstances which excuse the delay in giving notice of appeal. The First Secretary of State is not required to entertain an appeal if it appears that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. Where the decision of the local planning authority is based upon a direction from the First Secretary; it is not the practise to refuse to accept appeals solely because of this direction.
- (3) If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the First Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, a purchase notice may be served on the London Borough of Havering requiring the council to purchase the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.
- (4) In certain circumstances, a claim may be made against the local planning authority for compensation where there has been an appeal or where an application has been referred to the First Secretary, and where planning permission is refused or granted subject to conditions. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.
- (5) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely Sections 70, 71 and 72(1) of the Act.

You are reminded that Building Regulations approval may also be required for these works. You must contact the Building Control Manager or Building Inspector to confirm if permission is required.

Note: Following a change in government legislation a fee is now required for the request for Submission of details pursuant to discharge of conditions in order to comply with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations, which came into force from 06/04/2008. A fee of £116 per request (or £34 where the related permission was for extending or altering a dwellinghouse) will be required.