

LONDON BOROUGH OF HAVERING

TOWN AND COUNTRY PLANNING ACT 1990

AGENT

Mr James Doherty
2nd Floor, 24 Southwark Bridge Road
London
SE1 9HF

APPLICANT

Saint Gobain Building Distribution Ltd, PPG &
Caerus
c/o Agent

APPLICATION NO: P0109.20

In pursuance of their powers as Local Planning Authority, the Council have considered your application and have decided to **GRANT PLANNING PERMISSION** for the following development :

Proposal: Redevelopment of site to provide mixed-use scheme with 47 self-contained apartments, ground floor commercial space (Use Classes B2/B8 with ancillary trade counter) built over 4 - 7 storeys, and associated car parking and landscaping

Location: 307-309 South Street/Jewsons Lyon Road
Romford

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

L0630L01 Rev A General Arrangement Plan Ground Floor
L0630L02 Rev A General Arrangement Plan Communal Garden
CAE001-DCR-EX-OS-A-0001 Ordnance Survey Plan
CAE002-DCR-EX-PL-A-0100_GIA Existing Jewson GIA
CAE001_DCR_EX_PL_A_0001 Existing Block Plan
CAE001_DCR_01_PL_A_FT1 Flat Type 1
CAE001_DCR_01_PL_A_FT2 Flat Type 2
CAE001_DCR_01_PL_A_FT3 Flat Type 3 Plan Wheelchair Adaptable
CAE001_DCR_01_PL_A_FT4 Flat Type 4 Plan Wheelchair Adaptable
CAE001_DCR_01_PL_A_FT5 Flat Type 5
CAE001_DCR_01_PL_A_FT6 Flat Type 6
CAE001_DCR_01_PL_A_FT7 Flat Type 7
CAE001_DCR_01_PL_A_FT8 Flat Type 8
CAE001_DCR_01_PL_A_FT16 Flat Type 16
CAE001_DCR_01_PL_A_FT17 Flat Type 17
CAE001_DCR_01_PL_A_FT18 Flat Type 18
CAE001_DCR_02_PL_A_FT9 Flat Type 9
CAE001_DCR_02_PL_A_FT10 Flat Type 10
CAE001_DCR_02_PL_A_FT11 Flat Type 11
CAE001_DCR_02_PL_A_FT12 Flat Type 12

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

CAE001_DCR_02_PL_A_FT19 Flat Type 19
CAE001_DCR_02_PL_A_FT20 Flat Type 20
CAE001_DCR_05_PL_A_FT13 Flat Type 13
CAE001_DCR_06_PL_A_FT14 Flat Type 14
CAE001_DCR_06_PL_A_FT15 Flat Type 15
CAE001_DCR_GF_PL_A_001 Rev B Proposed Block Plan
CAE001_DCR_GF_PL_A_100 Rev B Ground Floor Plan
CAE001_DCR_GF_PL_A_100_GIA Ground Floor Plan Ground Internal Areas
CAE001_DCR_01_PL_A_101 First Floor Plan
CAE001_DCR_01_PL_A_101_GIA First Floor Plan GIA Areas
CAE001_DCR_02_PL_A_102 Second and Third Floor Plan
CAE001_DCR_02_PL_A_102_GIA Second and Third Floor Plan GIA Areas
CAE001_DCR_03_PL_A_103 Fourth Floor Plan
CAE001_DCR_03_PL_A_103_GIA Fourth Floor Plan GIA Areas
CAE001_DCR_04_PL_A_104 Fifth Floor Plan
CAE001_DCR_04_PL_A_104_GIA Fifth Floor Plan GIA Areas
CAE001_DCR_05_PL_A_105 Sixth Floor Plan
CAE001_DCR_05_PL_A_105_GIA Sixth Floor Plan GIA Areas
CAE001_DCR_06_PL_A_106 Rev A Roof Plan
CAE001_DCR_00_DE_A_0001 Residential Bay Study
CAE001_DCR_00_DE_A_0002 Commercial Bay Study
CAE001_DCR_00_DE_A_0003 Amenity Bay Study
CAE001_DCR_00_DE_A_0004 Typical Details
CAE001_DCR_SC_A_0201 Residential Section
CAE001_DCR_SC_A_0202 Commercial Section
CAE001_DCR_A_EL_301 West Elevation
CAE001_DCR_A_EL_301_CL West Elevation Coloured
CAE001_DCR_A_EL_302 Rev A South Elevation
CAE001_DCR_A_EL_308_CL Rev A South Elevation Coloured
CAE001_DCR_A_EL_303 Rev A East Section
CAE001_DCR_A_EL_303_CL Rev A East Section Coloured
CAE001_DCR_A_EL_304 North Elevation
CAE001_DCR_A_EL_304_CL North Elevation Coloured
CAE001_DCR_A_EL_305 East Elevation
MBSK200212-03 Rev P1 Proposed Bus Stop Relocation
MBSK200911-02 Rev P1 Bus Stop Shelter Relocation
Planning Statement Issue 03 (Ref: 18.5179) dated 19 December 2019 prepared by Boyer Planning
Apartment Schedule (Ref: CAE001) dated 20 December 2019
Desk Study and Phase 1 Ground Investigation Report Issue 2 (Ref: J19017) dated 12 December 2019 prepared by Wilson Bailey
Air Quality Assessment Rev 3 (Ref: 23729 CDJewsonRomford(A).9) dated December 2019 prepared by Mayer Brown

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

Ecological Appraisal (5771b EcoAp vf2/CG/JB) dated 17 December 2019 prepared by Aspect Ecology

BREEAM UK NC 2018 Pre-Assessment Report Rev 1 dated 16 December 2019 prepared AES Sustainability Consultants

Construction and Environmental Management Plan Issue 01 dated December 2019 prepared by Construction Planning Associates

Energy & Sustainability Report Rev 3 dated 19 December 2019 prepared AES Sustainability Consultants

Design & Access Statement dated June 2020 prepared by Dunnett Craven

Landscape Design Statement (Ref: L0630DS01 Rev B) dated 19 December 2019 prepared by Davis Landscape Architects

Statement of Community Involvement dated December 2019 prepared by Cratus

Noise Assessment Ver 1.1 (Ref: CDJewson(N).9) dated December 2019 prepared by Mayer Brown

Transport Statement (Ref: CDLyonRoad) dated 19 December 2019 prepared by Mayer Brown

Workplace Travel Plan (Ref: CDLyonRoad) dated 17 December 2019 prepared by Mayer Brown

Residential Travel Plan (Ref: CDLyonRoad) dated 19 December 2019 prepared by Mayer Brown

Daylight, Sunlight & Overshadowing Report Version 1 dated December 2019 prepared by Point 2 Surveyors

Sustainable Urban Drainage Strategy Issue 3 (Ref: A/CDSOUTHSTREET.23) dated December 2019 prepared by Mayer Brown

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** **CONDITION:** The development to which this permission relates must be commenced not later than three years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2** **CONDITION:** 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: For the avoidance of doubt and to ensure that the development is carried out as approved. 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 and also accordance with policy DC61 of the Adopted Havering Council Development Plan Document (2008).

- 3** **CONDITION:** Notwithstanding the details shown on the submitted materials schedule and samples already submitted, prior to above ground works (except site preparatory or demolition purposes) full details including a samples board of the materials to be used for the external surfaces of the buildings shall be submitted to and approved in writing by the Local Planning Authority. The Development shall thereafter be implemented in accordance with such details as so approved before the dwellings approved are occupied.

REASON: In accordance with policies CP17 and DC16 of the Adopted Havering Council Development Plan Document (2008) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan.

- 4** **CONDITION:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, the development shall only be occupied by Use Classes B2/B8 with ancillary trade counter as detailed within the Town and Country Planning (Use Classes) Order 1987 (as amended) (or any provision equivalent to that Class in any Statutory Instrument revoking and/or re-enacting that Order).

REASON: The application has been assessed in context of these suggested uses and in view that this is a strategic industrial designation it is considered appropriate to restrict the permitted uses as such. This restriction is furthermore to comply with policy DC9 of the Adopted Development Plan Document (2008).

- 5** **CONDITION:** The commercial premises shall not be used for the purposes hereby permitted other than between the hours of 07:00 and 20:00 on Monday to Friday, 08:00 to 18:00 on Saturday and 10:00 to 16:00 on Sundays and Bank Holidays.

REASON: In order to safeguard and in the interests of amenity.

- 6** **CONDITION:** 90% of the dwellings shall comply with Building Regulations Optional Requirement Approved Document M4(2) Category 2: Accessible and adaptable dwellings (2015 edition) and 10% of the residential units provided shall be capable of easy adaptation to Building Regulations Optional Requirement Approved Document M4(3) Category 3: (Wheelchair user dwellings) (2015 edition). Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

REASON: To ensure that accessible housing is provided in accordance with policy DC7 of the Adopted Havering Council Development Plan Document (2008) and Policy 3.8 of the London Plan (2016, as amended).

- 7** **CONDITION:**
a) Prior to the commencement of the development, an approved full and detailed application for the Secured by Design award scheme shall be submitted to the Local Planning Authority and the Metropolitan Police NE Designing Out Crime Office, setting out how Secured by Design Accreditation will be achieved.

b) Once approved in writing by the Local Planning Authority in consultation with the Metropolitan Police Designing Out Crime Officers, the development shall be carried out in accordance with the agreed details in order to achieve Secured by Design Certification, prior to occupation.

REASON: In the interest of creating safer, sustainable communities.

- 8** **CONDITION:** Prior to the commencement of development, a Construction Method Statement (CMS), and a Demolition and Construction Logistics Plan shall be submitted to and approved in writing by the local planning authority in consultation with Transport for London. The Demolition and Construction Logistics Plan shall aim to identify the cumulative impacts of construction traffic for the area in terms of likely additional trips and mitigation required as well as the impact on other schemes under construction. The plan should show that construction vehicle movements would be optimised to avoid the am and pm traffic peaks and reduce highway impact on the TLRN in the vicinity of the site. Thereafter the approved details shall be implemented in full as agreed.

REASON: To ensure the proposed development does not prejudice the amenities of occupiers of adjoining properties DC32 and DC37 of the Adopted Havering Council Development Plan Document (2008) and Policies 6.11 and 6.12 of the London Plan (2016, As Amended).

9 **CONDITION:** Prior to commencement a Delivery and Service Plan shall be submitted and agreed in writing with the Local Planning Authority. The plan shall aim to effectively manage the impact of vehicles accessing the development site and should follow Transport for London's best practice guidance and endeavour to ensure deliveries are carried out outside of peak hours. The plan shall also include details of:

- a) parking of vehicles of site personnel and visitors;
- b) storage of plant and materials;
- c) siting and design of temporary buildings;
- d) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- e) details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded. The plan shall be implemented as approved.
- f) Site wide waste management

REASON: In the interests of highway safety and efficiency, nearby amenity, ecology and to comply with policies CP10, DC36 and DC61 of the Adopted Havering Council Development Plan Document (2008) and policies 2.8, 6.1, 6.3, 6.11 and 6.12 of the London Plan (2016).

10 **CONDITION:** Prior to the commencement of above ground works a detailed scheme of hard and soft landscaping to serve the relevant Block(s) shall be submitted to and approved in writing by the Local Planning Authority. The details of landscaping submitted shall include but not be limited to the following:

- a. existing site contours and details of any proposed alterations in existing ground levels.
- b. details of all tree, hedge, shrub and other planting proposed as part of the scheme and all planting and substrates proposed for, green walls and other soft landscaped structures, including proposed species, plant sizes and planting densities. Such planting to be UK native unless satisfactory justification can be made to the Local Planning Authority;
- c. means of planting, staking and tying of trees, including tree guards, and a detailed landscape maintenance regime
- d. details of all proposed hard landscape works, including proposed materials, samples and details of techniques to be used to provide conditions appropriate for new plantings;
- e. timing of planting;

The approved hard and soft landscaping scheme shall be carried out before the end of the first planting and seeding season following the first occupation of any part of the buildings agreed in writing by the Local Planning Authority.

REASON: To ensure a satisfactory appearance to the development and protect the amenities of the area and future and neighbouring occupiers in accordance with policies CP17 and DC16 of the Adopted Development Plan Document (2008).

11 **CONDITION:** Prior to occupation, a detailed Landscape Management Plan (including the use of amenity spaces) shall be submitted to and approved in writing by the Local Planning Authority. The approved hard and soft landscaping management plan shall be carried out and implemented as agreed.

REASON: To ensure a satisfactory appearance to the development and protect the amenities of the area and future and neighbouring occupiers.

12 **CONDITION:** Prior to occupation details of all proposed walls, fences and boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall then be carried out in accordance with the approved details and retained permanently thereafter to the satisfaction of the Local Planning Authority.

REASON: Insufficient information has been supplied with the application to judge the appropriateness of any boundary treatment. Submission of this detail prior to commencement will protect the visual amenities of the development, prevent undue overlooking of adjoining property and ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61.

13 **CONDITION:** All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Ecological Report (Ecological Appraisal (Aspect Ecology, January 2020)) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

REASON: To conserve and enhance Protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended and s40 of the NERC Act 2006 (Priority habitats & species).

- 14** **CONDITION:** No development shall take place (including any demolition, ground works, site clearance) until a Biodiversity Method Statement for protection of trees, nesting birds, bats and for the disposal of invasive species has been submitted to and approved in writing by the local planning authority.

The content of the method statement shall include the following:

- a) purpose and objectives for the proposed works;
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) extent and location of proposed works shown on appropriate scale plans;
- d) persons responsible for implementing the works;
- e) initial aftercare and long-term maintenance (where relevant); and
- f) disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter."

REASON: To conserve Protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 as amended, s40 of the NERC Act 2006 (Priority habitats & species) and s17 Crime & Disorder Act 1998.

- 15** **CONDITION:** A Biodiversity Enhancement Layout, providing the finalised details and locations of the enhancement measures contained within the Ecological Appraisal (Aspect Ecology, January 2020), shall be submitted to and approved in writing by the local planning authority.

The enhancement measures shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

REASON: To enhance protected and Priority Species and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

16 **CONDITION:**

a) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the local planning authority. The remediation strategy shall be implemented as approved.

b) Following completion of the remediation works as mentioned in (a) above, a 'Verification Report' must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

REASON: To ensure that any previously unidentified contamination found at the site is investigated and satisfactorily addressed in order to protect those engaged in construction and occupation of the development from potential contamination.

- 17** **CONDITION:** Prior to the commencement of any works pursuant to this permission the developer shall submit for the written approval of the Local Planning Authority;
- a) A Phase I (Desktop Study) Report documenting the history of the site, its surrounding area and the likelihood of contaminant/s, their type and extent incorporating a Site Conceptual Model.
 - b) A Phase II (Site Investigation) Report if the Phase I Report confirms the possibility of a significant risk to any sensitive receptors. This is an intrusive site investigation including factors such as chemical testing, quantitative risk assessment and a description of the site's ground conditions. An updated Site Conceptual Model should be included showing all the potential pollutant linkages and an assessment of risks to identified receptors.
 - c) A Phase III (Remediation Strategy) Report if the Phase II Report confirms the presence of a significant pollutant linkage requiring remediation. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to all receptors must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and procedure for dealing with previously unidentified any contamination. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
 - d) Following completion of measures identified in the approved remediation scheme mentioned in (c) above, a Verification Report that demonstrates the effectiveness of the remediation carried out, any requirement for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action, must be produced, and is subject to the approval in writing of the Local Planning Authority.

REASON: To protect those engaged in construction and occupation of the development from potential contamination and in order that the development accords with Development Control Policies Development Plan Document Policy DC53.

- 18** **CONDITION:** There shall be no occupation of any residential unit until a detailed scheme for living roofs for that block (including maintenance and management arrangements for green and brown roofs) has been submitted to and approved in writing by the Local Planning Authority. The roofs shall comprise at least 50% native species, not including Sedum species, seeded with an annual wildflower mix or local seed source and should be designed for biodiversity with a minimum substrate depth of 80mm. The approved scheme shall be implemented in accordance with the approved scheme.

REASON: To protect and enhance the biodiversity of the site and contribute towards sustainable drainage in accordance with policy CP16 of the Adopted Havering Development Plan Document (2008).

- 19** **CONDITION:** Details shall be submitted to and approved by the local planning authority prior to the first occupation of the development for the installation of Ultra-Low NOx boilers with maximum NOx Emissions less than 40mg/kWh. The details as approved shall be implemented prior to the first residential occupation of the development and shall thereafter be permanently retained.

REASON: In the interests of the living conditions of occupiers of nearby properties and future occupiers of the site.

- 20** **CONDITION:** Prior to occupation of each relevant block, details of noise insulation/attenuation scheme as appropriate, detailing the acoustic/noise insulation performance specification of the external building envelope of the residential units (having regard to the building fabric, glazing and ventilation) and other mitigation to reduce the level of noise experienced internally at the proposed residential units as a result of high ambient noise levels in the area shall be submitted to and approved in writing by the local planning authority. The scheme shall have regard to the external and internal noise levels with windows open as recommended in British Standard 8233:2014 "Guidance on sound insulation and noise reduction for buildings". The scheme as approved shall be fully implemented before the use hereby permitted is commenced and shall be retained thereafter.

REASON: To prevent unacceptable level of road noise on the occupiers of the residential dwellings in compliance with policies CP15 and DC55 of the Adopted Havering Council Development Plan Document (2008) and Policies 7.4 and 7.5 London Plan (2016).

- 21** **CONDITION:** Prior to the commencement of above ground works, details of all noise mitigation scheme as detailed in section seven of the noise report shall be submitted to and approved in writing by the local planning authority which specifies the provisions to be made for the control of noise emanating from the site. Such scheme as may be approved shall be implemented prior to first occupation and thereafter retained in accordance with such details.

REASON: To prevent noise nuisance to adjoining/adjacent properties.

- 22** **CONDITION:** Before the commercial use commences, floor walls and ceiling including any stairwell sharing partition with residential spaces within the building shall be insulated in accordance with a scheme which shall previously have been approved by the Local Planning Authority in order to secure a reduction in the level of noise emanating from it and it shall be effectively sealed to prevent the passage of sound through the structure of the building to other premises and dwellings.

REASON: To prevent noise nuisance to adjoining residential properties.

- 23** **CONDITION:** Before any works commence a scheme for any new plant or machinery shall be submitted to the local planning authority to achieve the following standard. Noise levels expressed as the equivalent continuous sound level LAeq (1 hour) when calculated at the boundary with the nearest noise sensitive premises shall not exceed LA90 -10dB and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

REASON: To prevent noise nuisance to adjoining/adjacent properties.

- 24** **CONDITION:** The building(s) shall be so constructed as to provide sound insulation of 45 DnT,w + Ctr dB (minimum values) against airborne noise and 62 L'nT,w dB (maximum values) against impact noise to the satisfaction of the Local Planning Authority.

REASON: To prevent unacceptable level noise on the occupiers of the residential dwellings in compliance with policies CP15 and DC55 of the Adopted Havering Council Development Plan Document (2008) and Policies 7.4 and 7.5 London Plan (2016).

- 25** **CONDITION:** Prior to the first occupation of the relevant block, details of the size, design and siting of all photovoltaic panels to be installed as part of the development shall be submitted and approved in writing by the Local Planning Authority. Calculations demonstrating the additional carbon emission reductions that would be achieved through the provision of additional panels shall also be submitted. The development shall be carried out and constructed in accordance with the approved details.

REASON: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with policies CP1 and DC61 of the Adopted Havering Council Development Plan Document (2008) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan (2016).

- 26** **CONDITION:** The development shall not exceed the water target use of 105 litres or less per person per day in accordance with the London Plan standards.

REASON: In order to comply with Policy 5.15 of the London Plan (2016).

- 27** **CONDITION:** No block shall be occupied until details for refuse and recycling facilities are submitted and approved in writing by the Local Planning Authority. The refuse and recycling facilities shall be permanently retained thereafter.

REASON: Insufficient information has been supplied with the application to judge how refuse and recycling will be managed on site. 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 the amenity of occupiers of the development and also the locality generally and ensure that the development accords with the Development Control Policies Development Plan Document policy DC61 of the Adopted Havering Development Plan Document (2008).

- 28** **CONDITION:** Prior to commencement a surface water drainage strategy for the site shall be submitted to and approved in writing by the local planning authority. The surface water drainage measures must also apply sustainable drainage measures, unless demonstrated to be inappropriate. The approved Sustainable Drainage Strategy infiltration system and SUDs Management Strategy shall be implemented in accordance with the agreed details and maintained in perpetuity.

REASON: In compliance with policies CP2 and DC49 of the adopted Havering Council Development Plan Document (2008) and Policies 5.3, 5.12, 5.13, 5.14, 7.13 and 7.19 of the London Plan (2016, as amended).

- 29** **CONDITION:** Prior to commencement, a final Sustainability Drainage Statement shall be submitted in writing and approved by the Local Planning Authority. The strategy shall provide details of how the development would meet the highest standards of sustainable design and construction; incorporate measures identified in policies 5.2 5.3, and 5.13 of the London Plan (2016). The development shall be implemented in accordance with the approved details.

REASON: In the interests of sustainable development, achieving aspirations for a reduction in carbon dioxide emissions and to ensure that the development accords with policy DC48 of the Adopted Development Plan Document (2008) and policies 5.2, 5.3, 5.7, 5.13 and 7.14 of the London Plan (2016).

- 30** **CONDITION:** The development hereby approved shall not be occupied until cycle parking spaces have been provided in accordance with details to be previously submitted to and approved in writing by the Local Planning Authority. Such cycle parking shall thereafter be retained to the satisfaction of the Local Planning Authority unless formal evidence is submitted to the LPA to demonstrate low uptake or demand.

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 is in the interests of providing a wide range of facilities for non-motor car residents and sustainability in accordance with policy DC35 of the Adopted Havering Council Development Plan Document (2008) and policies 6.1 and 6.9 of the London Plan (2016).

- 31** **CONDITION:** The development hereby approved shall not be occupied until a Management Plan for the proposed cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The proposed plan shall include internal and external security provisions for the cycle storage areas.

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 is in the interests of providing a wide range of facilities for non-motor car residents and sustainability in accordance with policy DC35 of the Adopted Havering Council Development Plan Document (2008) and Policies 6.1 and 6.9 of the London Plan (2016).

32 **CONDITION:** Prior to the commencement of above ground works, a Car Parking Design and Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Design and Management Plan shall show the layout of car parking spaces for the development including parking sizes, provision of disabled spaces at 3% of the dwellings to be available at the outset; motorcycle parking spaces; parking for visitors; parking for deliveries (loading and unloading) and electrical vehicle charging points (at least 20% active and 80% passive). The Car Parking Design and Management Plan must demonstrate how additional disabled parking (to a total of 10% of the dwellings) can be requested and provided when required as designated disabled parking in the future. Thereafter such parking provision shall be made permanently available for use in accordance with the approved Design and Management Plan and allocation of disabled spaces up to 10% of dwellings must be provided when required. The area set aside for car parking shall be laid out and surfaced to the satisfaction of the Local Planning Authority and retained permanently thereafter for the accommodation of vehicles and shall not be used for any other purpose.

REASON: To ensure that car parking accommodation is made permanently available within the development and appropriate provision is made for Blue Badge parking and electric vehicle charging points, in the interests of highway safety and that the development accords with development accords with policies DC33 and DC35 of the Adopted Havering Council Development Plan Document (2008) and policy 6.13 of the London Plan (2016).

33 **CONDITION:** Prior to occupation of the development full details of the electric vehicle charging points for that block/building shall be submitted to the Local Planning Authority and approved in writing. These details shall include provision for 20% active and 20% passive charging points. The charging point should be supplied with an independent 32amp radial circuit and must comply with BS7671. A standard 3 pin, 13 amp external socket will be required. The socket should comply with BS1363, and must be provided with a locking weatherproof cover if located externally to the building. The development shall be implemented in full accordance with the approved details prior to first occupation and thereafter be maintained as such.

REASON: To ensure that the development makes adequate provision for electric vehicle charging points to encourage the use of electric vehicles in accordance with policies CP10 and DC33 of the Adopted Havering Council Development Plan Document (2008) and policy 6.13 of the London Plan (2016).

34 **CONDITION:** All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

REASON: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in compliance with policy DC55 of the Adopted Havering Council Development Plan Document (2008).

- 35** **CONDITION:** All Non-Road Mobile Machinery) NRMM used during the course of the development that is within the scope of the Greater London Authority 'Control of Dust and Emissions during Construction and Demolition' Supplementary Planning Guidance (SPG) dated July 2014, or any subsequent amendment or guidance, shall comply with the emission requirements therein.

REASON: Being a major development in Greater London, but outside the Non-Road Mobile Machinery (NRMM) Central Activity Zone, NRMM used on site must meet Stage IIIA of EU Directive 97/68/EC as a minimum. From 1st September 2020 the minimum requirement for any NRMM used on site within Greater London will rise to Stage IIIB of the Directive. This is in accordance with policy DC49 of the Adopted Havering Council Development Plan Document (2008).

- 36** **CONDITION:** No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

REASON: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to impact on local underground sewerage utility infrastructure. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss the details of the piling method statement.

- 37** **CONDITION:** Prior to commencement (aside of demolition and site preparation) a plan detailing any road levels, footpaths and other landscaped areas relative to adjoining land shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with such details.

REASON: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the amenities of the area and neighbouring occupiers and the health of any trees or vegetation in accordance with policies CP15, CP16, CP17, DC58, DC59, DC60, and DC61 of the Adopted Havering Council Development Plan Document (2008) and policies 7.2, 7.3, 7.4, 7.5, 7.6, 7.13 and 7.21 of the London Plan (2016, as amended).

- 38** **CONDITION:** Prior to commencement, vehicle cleansing facilities to prevent mud being deposited onto the public highway during construction works shall be provided on site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. This should include:
- a) A plan showing where vehicles will be parked within the site to be inspected for mud and debris and cleaned if required. The plan should show where construction traffic will access and exit the site from the public highway
 - b) A description of how the parking area will be surfaced, drained and cleaned to prevent mud, debris and muddy water being tracked onto the public highway.
 - c) A description of how vehicles will be checked before leaving the site - this applies to the vehicle wheels, the underside of vehicles, mud flaps and wheel arches.
 - d) A description of how vehicles will be cleaned.
 - e) A description of how dirty/ muddy water be dealt with after being washing off the vehicles; and
 - f) A description of any contingency plan to be used in the event of a break-down of the wheel washing arrangements or evidence that approved practices are failing.

The approved facilities shall be retained thereafter and used at relevant entrances to the site throughout the duration of construction works. If mud or other debris originating from the site is deposited in the public highway, all on-site operations shall cease until it has been removed.

REASON: In order to prevent materials from the site being deposited on the adjoining public highway, in the interests of highway safety and the amenity of the surrounding area, and in order that the development accords with policies DC61 and DC32 of Adopted Havering Council Development Plan Document (2008) and Policies 6.7 and 6.12 of London Plan (2018).

- 39** **CONDITION:** The proposals should provide a 2.1 by 2.1 metre pedestrian visibility splay on either side of the proposed accesses, set back to the boundary of the public footway. There should be no obstruction or object higher than 0.6 metres within the visibility splay.

REASON: In the interests of highway safety, and in order that the development accords with policy DC32 of the Adopted Development Plan Document (2008).

- 40** **CONDITION:** Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no satellite dishes or aerials shall be fixed to the external elevation of the development without the prior written approval of the local planning authority.

REASON: To ensure that any proposed satellite dishes are located so as not to adversely impact on the character of the surrounding area.

- 41** **CONDITION:** The energy measures outlined in the preferred energy strategy which shall together provide for no less than a 51.7% on-site total CO2 reduction in comparison with total emissions from a building which complies with Building Regulations 2013 as detailed within the Energy and Sustainability Statement shall be installed and operational prior to the first occupation of the development.

The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

REASON: In the interest of sustainable development and to ensure that the Local Planning Authority may be satisfied that CO2 emission reduction targets by energy efficient measures/features and renewable energy are met.

INFORMATIVE(S)

- 1** In promoting the delivery of safer, stronger, sustainable places the Local Planning Authority fully supports the adoption of the principles and practices of the Secured by Design Award Scheme and Designing against Crime. Your attention is drawn to the free professional service provided by the Metropolitan Police Designing Out Crime Officers for North East London, whose can be contacted via DOCOMailbox.NE@met.police.uk or 0208 217 3813. They are able to provide qualified advice on incorporating crime prevention measures into new developments.
- 2** With regards to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
- 3** Statement Required by Article 35(2) of the Town and Country Planning (Development Management) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with the National Planning Policy Framework.
- 4** The proposal is liable for the Mayor of London Community Infrastructure Levy (CIL). The Mayoral CIL levy rate for Havering is £25/m² and is chargeable for each additional square metre of residential gross internal [floor] (GIA).

The proposal is also liable for Havering Council's CIL. Havering's CIL charging rate for residential is £125m² (Zone A) for each additional square metre of GIA.

These charges are levied under s.206 of the Planning Act 2008. CIL is payable within 60 days of commencement of development. A Liability Notice will be sent to the applicant (or anyone else who has assumed liability) shortly and you are required to notify the Council of the commencement of the development before works begin. Further details with regard to

- 4 CIL are available from the Council's website. You are also advised to visit the planning portal website where you can download the appropriate document templates at
<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>
- 5 The planning obligations recommended in this report have been subject to the statutory tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 and the obligations are considered to have satisfied the following criteria:-
- (a) Necessary to make the development acceptable in planning terms;
 - (b) Directly related to the development; and
 - (c) Fairly and reasonably related in scale and kind to the development.
- 6 Before occupation of the residential/ commercial unit(s) hereby approved, it is a requirement to have the property/properties officially Street Named and Numbered by our Street Naming and Numbering Team. Official Street Naming and Numbering will ensure that that Council has record of the property/properties so that future occupants can access our services. Registration will also ensure that emergency services, Land Registry and the Royal Mail have accurate address details. Proof of having officially gone through the Street Naming and Numbering process may also be required for the connection of utilities. For further details on how to apply for registration see:
<https://www.havering.gov.uk/Pages/Services/Street-names-and-numbering.aspx>
- 7 Planning approval does not constitute approval for changes to the public highway. Highway Authority approval will only be given after suitable details have been submitted considered and agreed. If new or amended access is required (whether temporary or permanent), there may be a requirement for the diversion or protection of third party utility plant or highway authority assets and it is recommended that early involvement with the relevant statutory undertaker takes place. The applicant must contact Engineering Services on 01708 433751 to discuss the scheme and commence the relevant highway approvals process. Please note that unauthorised work on the highway is an offence.
- 8 The developer (including their representatives and contractors) is advised that planning consent does not discharge the requirements of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004. Formal notifications and approval will be needed for any highway works (including temporary works of any nature) required during the construction of the development. Please note that unauthorised work on the highway is an offence.
- 9 The developer is advised that if construction materials are proposed to be kept on the highway during construction works then they will need to apply for a licence from the Council. If the developer required scaffolding, hoarding or mobile cranes to be used on the highway, a licence is required and Street Management should be contacted to make the necessary arrangements. Please note that unauthorised use of the highway for construction works is an offence.

Dated: 15th October 2021

H Oakerbee

Helen Oakerbee
Assistant Director Planning
London Borough of Havering
Town Hall, Main Road
Romford RM1 3BB

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.