

**Neighbourhoods
Planning Control**
London Borough of Havering
Town Hall, Main Road
Romford RM1 3BB

SPACES ARCHITECTURE LTD
120A NORTH STREET
HORNCHURCH
RM11 1SU

Please Call: Planning Department
Telephone: 01708 433100
Fax: 01708 432690
email: planning@havering.gov.uk

Date: 20th July 2022

Dear Sir/Madam

Prior Approval Application Under Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

In accordance with section 60 of the Town and Country Planning Act 1990

The London Borough of Havering, as Local Planning Authority, hereby confirm that their **prior approval is given** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the Local Planning Authority.

Application No: J0010.22

Address of the proposed development:

52 Station Road (1st Floor) Upminster

Description of the proposed development:

Conversion of rear first floor offices from Use Class E (iii) to Class C3 to form part of existing 2 bedroom first floor flat to create a 3 bedroom self-contained residential unit with off street parking, refuse storage and cycle storage (PRIOR APPROVAL)

Information provided by the developer to the Local Planning Authority on 20th May 2022.

It is important that you read and understand all of the following conditions:

- 1** Prior Approval is required (given) in accordance with the details as provided within the application.
- 2** No building shall be occupied or use commenced until details of a waste management scheme is submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the method and location of refuse and recycling storage, together with arrangements for refuse disposal. The scheme shall be implemented on site, in accordance with the approved details, prior to the first occupation or commencement of the use hereby approved and retained permanently thereafter.

Reason:-

Insufficient information has been supplied with the application to judge how waste will be

3 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 implemented in accordance with the agreed details and be permanently retained thereafter.

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.

- Signed:**

prc_deca 2020

NOTES IN CONNECTION WITH APPEAL AGAINST DECISION

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse prior approval for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within six months of the date of this notice.
- Appeals must be made using a form which you can get online from:
<https://www.gov.uk/appeal-planning-inspectorate>
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.