

Our ref. : AB2220/LPA090822

Planning Service
London Borough of Havering
Mercury House
Romford
Essex
RM1 3SL

9th August 2022

Dear Sir/Madam,

APPLICATION TO DISCHARGE REQUIREMENT OF PART (A) OF CONDITION 7 IMPOSED UPON GRANTING OF PLANNING APPLICATION REF. P0109.20 – 307-309 SOUTH STREET/JEWSONS LYON ROAD, ROMFORD

On behalf of our client, PPG South Street Ltd., please find enclosed an application seeking to discharge the requirement of part (a) of condition 7 imposed upon the granting, on 15th October 2021, of planning application ref. P0109.20, relating to 307-309 South Street/Jewsons Lyon Road, Romford.

This discharge of condition application, which is being submitted to the London Borough of Havering (the LPA) electronically by way of the Planning Portal website, comprises the following documentation ;

- Completed application forms.
- This covering letter prepared by Beamish Planning Consultancy.
- Decision notice, dated 15th October 2021, relating to planning application ref. P0109.20.
- Completed Secured by Design Application Form and Checklist (ref. NE5418).
- Email dialogue with Jason Rose, Designing Out Crime Officer from the Metropolitan Police.

Payment of the statutory application fee of £116, plus the Planning Portal service charge fee of £32.20, has been made electronically when submitting this discharge application via the Planning Portal website.

Planning permission (application ref. P0109.20) was granted by the LPA in October for the following development at the application site ;

'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.'

The granting of that permission was subject to a number of restrictive conditions, and a series of discharge applications are now being prepared and submitted to the LPA which seek to discharge the requirements of all conditions which require further information to be submitted to and approved by the LPA prior to the relevant 'trigger point'.

Condition 7 imposed upon the granting of planning permission P0109.20 states ;

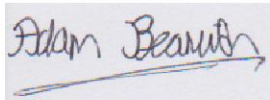
- 'a) Prior to the commencement of the development, an approved full and detailed application for the Secured by Design award scheme shall be submitted to the Local Planning Authority and the Metropolitan Police NE Designing Out Crime Office, setting out how Secured by Design Accreditation will be achieved.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

In order to discharge the requirement of part (a) of condition 7, please find the accompanying completed Secured by Design Application Form (ref. NE5418) and associated email dialogue with Jason Rose, Designing Out Crime Officer from the Metropolitan Police.

Accordingly, we trust that the requirement of part (a) of condition 7 imposed upon the granting of planning application ref. P0109.20 can now be discharged in an expedite manner.

We look forward to corresponding with the Case Officer to whom this discharge application is allocated in the near future, but in the meantime should any further information or clarification be required please do not hesitate to contact us.

Yours faithfully,



Adam Beamish
BA (Hons), DIP TRP, MRTPI