

LONDON BOROUGH OF HAVERING
TOWN AND COUNTRY PLANNING ACT 1990

AGENT

Mr Jack Appleton
Sinclair House
11 Station Road
Cheadle Hulme
SK8 5AF

APPLICANT

. c/o company
Lupton Tower
Lupton
LA6 2PR

APPLICATION NO: P1378.22

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

Proposal: Variation of Condition No. 2 of Planning Permission Ref: P1029.17 dated 15/06/2017 to remove the need to dismantle the marquee outside its operational hours. (Variation of condition 4 attached to planning permission reference: P1004.12 (change of use of part rear garden area for temporary marquee for wedding receptions) to allow an increase in the number of wedding receptions from 20 to 40 per year)

Location: Moor Hall
Romford Road
Aveley

The above decision is based on the details in drawing(s):
21-001-005 A

for the following reason(s):

- 1** The site is within the area identified in the Local Plan as Metropolitan Green Belt. The Local Plan, as well as the London Plan and the Guidance Given in the National Planning Policy Framework emphasise that in order to achieve the purposes of the Metropolitan Green Belt it is essential to retain and protect the existing rural character of the area so allocated and that the new development will only be permitted outside the existing built up areas in the most exceptional circumstances. The special circumstances which have been submitted in this case are not considered to outweigh the harm of the inappropriate development. The proposal is therefore contrary to the Local Plan (2021), London Plan (2021) and the advice given in the NPPF (2021) .
- 2** The proposed development would have a harmful impact on the character and appearance of the green belt by adding a permanent structure of substantial footprint and bulk, which is generally open introducing forms of development which would be detrimental to the openness. The proposed development would, by reason of its bulk and massing, result in unsympathetic development which would not preserve the open character of the area. The proposal is therefore would be contrary to the Guidance Given in Chapter 16 of the NPPF, Policies 26, 27 and 28 of the Local Plan, and the provisions of the London Plan

INFORMATIVE(S)

- 1** Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: Consideration was given to seeking amendments, but given conflict with adopted planning policy, notification of intended refusal and the reason(s) for it was given to the agent on 20th October 2022.
- 2** The proposal, if granted planning permission on appeal, would be liable for the Mayor of London Community Infrastructure Levy (CIL). Based upon the information supplied with the application, the Mayoral CIL payable would be £6300, based on the calculation of £25.00 per square metre.

Further details with regard to CIL are available from the Council's website.

Dated: 20th October 2022



Helen Oakerbee
Assistant Director of 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 there is a current or subsequent enforcement notice 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, 7th 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.