

LONDON BOROUGH OF HAVERING**TOWN AND COUNTRY PLANNING ACT 1990****AGENT**

Mr Salvatore Genco
123 New London Road
Chelmsford
CM2 0QT

APPLICANT

The Brentwood Roman Catholic
Dioces
Cathedral House
Ingrave Road
Brentwood
CM15 8AT

APPLICATION NO: P0267.23

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: Variation of Condition No. 4, 5 and 6 of Planning Permission Ref P2457.21 dated 29/06/2022 to allow for amendment to proposed landscaping and boundary treatment and amend condition wording. (To demolish the existing St Edward RC Hall and existing double garage to allow new extensions to the church hall and rear of the existing church with associated external works including the retention and re-use of the existing bunker/garage with new driveway, external alterations, boundary treatments and gates, external lighting, hardstanding, widened vehicle entrance, revised car parking layout, landscaping and refuse & cycle storage).

Additional & revised plans 03.04.23 & 10.05.23

Location: 5 Park End Road
Romford

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

8963/01

8963/360 Revision P2

200485-CON-XX-00-DR-C-1001 Revision C01

8963/361 Revision P1

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 shall be begun no later than three years from the date of the planning application P2457.21 dated 29/06/2022.

Reason: To comply with the provisions of section 92 of the Town and Country planning Act 1990 (as amended).

- 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:-

For the avoidance of doubt and to ensure that the development is carried out as approved.

- 3 Prior to the first use of the extensions hereby approved, 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 visiting the site and shall not be used for any other purpose.

Reason:-

To ensure that car parking accommodation is made permanently available to the standards adopted by the Local Planning Authority in the interest of highway safety.

- 4 Prior to the first use of the extensions hereby approved, the scheme of hard landscaping shall be implemented in accordance with Drawing No.'s 200485-CON-XX-00-DR-C-1001 Revision C01 and 8963/360 Revision P3.

Reason: To ensure that the development achieves a satisfactory level of landscape quality.

- 5 Prior to the first use of the extensions hereby approved, the boundary treatments shall be carried out in accordance with Drawing No.'s 8963/360 Revision P3 and 8963/361 Revision P1 and retained permanently thereafter to the satisfaction of the Local Planning Authority.

Reason: To protect the visual amenities of the development and prevent undue overlooking of adjoining property.

- 6 Notwithstanding the details on the approved plans and prior to installation, a site layout plan

and a LUX plan showing the proposed external lighting (including beam orientation, luminaire type, mounting height, aiming angles and luminaire profiles), shall be submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed, maintained and operated in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the environment and local residents from light pollution.

- 7 Prior to widening the existing access in Church Road, Romford the developer or contractor must enter into s278 Highways Agreement of the Highways Act 1980 (as amended) to allow changes to the maintained highway to be made in pursuance of the planning consent.

Reason: In the interests of ensuring good design and ensuring public safety and to comply with Policies 23 and 24 of the Havering Local Plan.

- 8 Prior to the first use of the extensions hereby approved, the proposed refuse and recycling facilities shall be implemented in accordance with the details previously approved under application Q0080.23 and be permanently retained thereafter.

Reason: To protect the amenity of the locality generally and ensure that the development accords with Policy 35 of the Havering Local Plan.

- 9 Prior to the first use of the extensions hereby approved, cycle storage shall be implemented in accordance with the details previously approved under application Q0080.23 and be permanently retained thereafter.

Reason: In the interests of providing a wide range of facilities for non-motor car residents and sustainability.

- 10 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 protect residential amenity.

- 11 The proposed development shall be implemented in accordance with the Construction Environment Management Plan Revision B for Extensions & Alterations to St Edward the Confessor RC Church, 5 Park End Road, Romford for The Brentwood Roman Catholic Diocese, as previously approved under application Q0267.22.

Reason: To ensure that the method of construction protects residential amenity.

- 12 The proposed development shall be implemented in accordance with the Arboricultural Method Statement Report dated October 2022 (Reference SHA 1423), including any recommendations, as previously approved under application Q0304.22.

Reason:-

Reason: To ensure that the preserved tree on site will be adequately protected during construction.

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, improvements required to make the proposal acceptable were negotiated with LAP Architects via email on 20th & 26th April 2023.

The revisions involved removing the cycle storage, air source heat pumps, refuse/recycling, providing scaled elevations of the brick piers, detailing the provision for surface water run-off and clarifying the hard landscaping scheme.

The amendments were subsequently submitted on 3rd April and 10th May 2023.

- 2 A fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, (as amended), a fee of £116 per request or £34 where the related permission was for extending or altering a dwellinghouse, is needed.
- 3 The applicant is advised that all proposed boundary treatments shall be located within the boundaries of the site.

Date: 3rd August 2023



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, Town Hall, Main Road, Romford, RM1 3BB. 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.