

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

Mr Ian Coward
22 Post Office Road
Broomfield
Chelmsford
CM1 7AD

APPLICANT

APCO Plumbing Limited
66 Victoria Road
Romford
Havering
RM1 2LA

APPLICATION NO: P0918.23

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: Partial demolition of existing E Class building, second floor extension and part change of use to provide ground floor commercial unit and 4 new dwellings together with refuse and cycle provision and private amenity space per unit.

Location: 66 Victoria Road
Romford

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

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3656.LOC

for the following reason(s):

- 1 The proposed development would, by reason of its cramped relationship to the front boundary; inadequate and non-functional private amenity space, inadequate bedroom sizes; floor to ceiling height and noise/fumes, give rise to substandard level of accommodation. As such the proposal would create poor quality living environment to the detriment of the amenity of future occupiers. The proposed development is therefore contrary to Policy 7 of the Local Plan and London Plan Policies D3, D4 and D6, and the London Housing Design Guide of 2023.
- 2 The proposed development would, by reason of the significant loss of the existing functioning retail floor space with no satisfactory justification, result in an unlettable commercial floor space, creating an inactive frontage and therefore harm the vitality and viability of the town

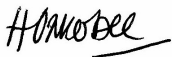
centre, contrary to Policy 13 of the Local Plan, Policies E9 and SD6 of the London Plan 2021.

- 3 The proposed development would, by reason of the proposed housing mix, fail to provide the acceptable mix of dwelling types, sizes in accordance with Policy 5 of the Local Plan 2021.
- 4 In the absence of a legal agreement to secure restriction on ability to obtain parking permits, the proposal fails to satisfactorily mitigate the infrastructure impact of the development, the proposal would be contrary to the provisions of Policy 24 of the Local Plan 2021.

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/additional details, but given conflict with adopted planning policy, it was necessary to issue a decision as close to the statutory timeframe as possible as opposed to seeking amendments which would have significantly delayed the application.
- 2 The proposal, if granted planning permission on appeal, would be liable for the Mayor of London and Havering Council Community Infrastructure Levy (CIL). Based upon the information supplied with the application, the total CIL payable would be £8,550. Further details with regard to CIL are available from the Council's website.

Date: 16th 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.