

Planning Control
London Borough of Havering
Town Hall, Main Road Romford RM1 3BB
Please Call: Planning Department

Please Call: **Telephone:** 01708 433100
Telephone: **Fax:** 01708 432690
Email: Planning@havering.gov.uk
Textphone: (Deaf & hearing impaired)

Date: 25th August 2023

MR PELLUMB MAZREKU
25 Park Lane
Hornchurch
Havering
RM11 1BD

Dear Sir/Madam

Process set out by condition A.4 of Schedule 2 Part 1 Class A of The Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended)

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990
(as amended by section 4 (1) of the Growth and Infrastructure Act 2013)

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: Y0193.23

Address of the proposed development:

25 Park Lane Hornchurch

Description of the proposed development::

Single storey rear extension with an overall depth of 6m, a maximum height of 3m, and an eaves height of 3m. (PRIOR APPROVAL)

Information provided by the developer to the Local Planning Authority on 24th July 2023.

Conditions:

- 1 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no window or other opening (other than those shown on the submitted and approved plan,) shall be formed in the flank wall(s) of the building(s) hereby

permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason:-

In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

Please see below some important information.

Informatives:

- 1 This written notice indicates that the proposed development would comply with condition A.4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 2015. It is important to note that this written notice does not indicate whether or not the proposed development would comply with any of the other limitations of conditions of Schedule 2 Part 1 Class A. If you want confirmation that the proposed development would be lawful (eg. on the basis that it would comply with all of the limitations and condition of Schedule 2 Part 1 Class A) then you should submit an application to the Local Planning Authority for a Lawful Development Certificate.

It is a requirement of the above condition A.4 that the development shall be carried out in accordance with the information that the developer provided to the Local Planning Authority, unless the Local Planning Authority and the developer agree otherwise in writing.

- 2 This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc. Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters.

A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

<https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

IT IS IMPORTANT THAT YOU HAVE READ AND UNDERSTAND ALL OF THE FOLLOWING INFORMATIVES:

This written notice indicates that the proposed development would comply with A4 of Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015.

It is important to note that this written notice DOES NOT indicate whether or not the proposed development would comply with any of the other limitations or conditions of Schedule 2 Part 1 Class A, or that the property has permitted development rights.

If you want formal confirmation that the proposed development would be lawful on the basis that it would comply with ALL of the limitations and conditions of Schedule 2 Part 1 Class A - then you should submit an application to the Local Planning Authority for a Certificate of Lawfulness.

It is a requirement of the above condition A.4 that the development shall be carried out in accordance with the information that the developer provided to the Local Planning Authority.