

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

Mr Prescott Kaliati
5 Wren Walk
Tilbury
RM18 8EU

APPLICANT

Pastor Daniel Akanmu
9 Bridge Close
Romford
RM7 0AU

APPLICATION NO: P1969.20

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: Retrospective change of use from Use Class B1 to Use Class D1 - a Place of Worship and Assembly
Revised plans 29.04.21, 21.07.21, 15.09.23

Location: 9 Bridge Close
Romford

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

A4_PL_01 Revision B

A3_PL_03 Revision R1

A3_PL_04

A3_PL_02 Revision C

A3_PL_05 Revision B

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 use of the premises as a place of worship and assembly shall be for a limited period only expiring on 1st April 2025 on or before which date the use shall cease.

Reason:

To enable the Local Planning Authority to review the situation regarding the progress of proposals for the comprehensive redevelopment of the site arising under Policy 1 of the Havering Local Plan 2016-2031.

- 2 The use of the premises as a place of worship and assembly shall not take place other than between 19:00 and 20:30 on Wednesdays and Thursdays and 09:00 and 13:30 on Sundays.

Reason:-

To minimise the impact of the development on the surrounding area in the interests of amenity, and that the development accords with Policies 7 and 16 of the Havering Local Plan.

- 3 The existing parking area at the front of the premises shall be retained and shall be kept available at all times for the parking of vehicles used by the occupiers of the premises and their visitors and shall not be used for any other purpose.

Reason:

To ensure that adequate car parking provision is made off street in the interests of highway safety.

- 4 The existing sound insulation against internally-generated noise shall be retained and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), no doors, windows or other openings shall be constructed in the premises.

Reason:

To minimise the impact from noise arising from the development on the surrounding area in the interests of amenity, and that the development accords with Policy 7 of the Havering Local Plan.

- 5 The existing apparatus for the control of sound-amplification equipment shall be retained and shall be operated whenever sound-amplification equipment is in use. Sound-amplification equipment shall not be operated within the premises so as to generate noise that is audible within any residential curtilage in Waterloo Road.

Reason:

To minimise the impact from noise arising from the development on the surrounding area in

the interests of amenity, and that the development accords with Policy 7 of the Havering Local Plan.

- 6 If, within two months of the date of this decision notice, details of the facilities to be provided within the site for the storage of cycles have not been submitted in writing to the Local Planning Authority for their written approval and if the facilities are not provided in accordance with the approved details within three months of the approval of details, the use of the premises as a place of worship and assembly shall cease until such time as the facilities are approved and provided. If no details are approved within twelve months of this decision notice, the use of the premises as a place of worship and assembly shall cease until such time as the facilities are provided in accordance with the approved details. The facilities provided shall be retained as approved.

Reason:

Insufficient information has been supplied with the application to demonstrate what facilities will be available for cycle parking. Submission of this detail within one month of the date of this decision notice is in the interests of providing a wide range of facilities for non-motor car residents and sustainability.

- 7 The refuse and recycling stores shall be provided in accordance with the details as previously approved under application Q0273.12 and be permanently retained thereafter.

Reason: To protect the amenity of occupiers of the development and also the locality generally.

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 the agent on the telephone on 14th September 2023. The revisions involved outlining the car parking spaces on the Site Location Plan. The amendments were subsequently submitted on 15th September 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.

Date: 10th October 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.