

METHOD OF DEMOLITION AND ANY PROPOSED RESTORATION OF THE SITE
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DETERMINATION BY THE LOCAL PLANNING AUTHORITY THAT THE APPROVAL OF THE AUTHORITY **IS REQUIRED AND GIVEN** FOR DEMOLITION UNDER PART 11, CLASS B OF SCHEDULE 2 TO THE TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED

Applicant:	Mr Aziz Raja
Agent:	Mr Bobby Bansal, 5A Burgess Road, Stratford, E15 2AD
Description of proposed demolition works:	Prior approval request for the proposed demolition of a single dwelling house.
Application number:	F0010.23
Location:	47 BROOKLANDS ROAD, ROMFORD RM7 7EB
Date of receipt of application:	05 December 2023

The London Borough of Havering hereby determines that the prior approval of the local planning authority is **REQUIRED AND GIVEN** for the demolition works described above.

CONDITIONS:

1. The development must be carried out within a period of 5 years from the date of this approval.

Reason: To comply with the terms of Class B2 (ix)(aa), Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015.

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plan(s) listed below:

Notice of demolition works to neighbours
Method Statement

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

3. If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the local planning authority. The remediation strategy shall be implemented as approved.

Following completion of the remediation works as mentioned in (a) above, a 'Verification Report' must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

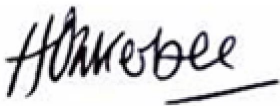
Reason: To ensure that any previously unidentified contamination found at the site is investigated and satisfactorily addressed in order to protect those engaged in construction and occupation of the development from potential contamination.

4. No demolition, excavation or site clearance shall take place until a scheme for tree protection measures (both above and below ground) to be implemented during the demolition and site clearance period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

The demolition and site clearance shall thereafter be carried out in strict accordance with the protection measures contained within the duly approved scheme throughout the entirety of the construction period.

Reason: To ensure that adequate measures are put in place to protect existing trees.

Signed:

A handwritten signature in black ink, appearing to read 'H Oakerbee', with a horizontal line underneath.

Helen Oakerbee
Director of Planning and Public Protection
On behalf of the London Borough of Havering

Date: 29 December 2023