

Planning Control
London Borough of Havering
Town Hall, Main Road Romford RM1 3BB

Mr Alex Richards
Planning Insight
12-18 Theobalds Road
London
WC1X 8S

Please Call: Planning Department
Telephone: 01708 433100
Email: Planning@haverling.gov.uk
Date: 24th April 2024

Dear Sir/Madam

**Prior Approval Application Under Town and Country Planning (General Permitted Development)
(England) Order 2015 (as amended)**

In accordance with section 60 of the Town and Country Planning Act 1990

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: J0003.24

Address of the proposed development:

1-24 Neale Court Upminster Road Upminster

Description of the proposed development:

Application for prior notification of development of one additional storey above the existing building comprising 5 x 1 bedroom, 1 person self-contained residential flats (Class C3), parking and associated storage

Information provided by the developer to the Local Planning Authority on 25th January 2024.

It is important that you read and understand all of the following conditions:

- 1 Prior Approval is required (given) in accordance with the details as provided within the application.

- 2 Notwithstanding the details shown on the submitted plans, Planning Statement dated March 2024 Ref: P1116 and Design and Access Document (Design doc 23/234-6001-R02 March 2024) and prior to above ground works, a written specification of external walls and roof materials to be used in the construction of the building(s) shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason: Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of a written specification prior to above ground works will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

- 3 Notwithstanding the details on the approved plans and prior to the occupation of the development with respect to this prior approval, the details of the refuse and recycling storage as well as cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The refuse and recycling facilities and cycle storage shall then be implemented in accordance to the approved details and shall be retained as such thereafter.

Reason: Insufficient information has been supplied with the application to judge how refuse and recycling and cycle storage will be managed on site. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect the amenity of occupiers of the development and also the locality generally.

- 4 No works shall take place in relation to any of the development hereby approved until a scheme for the protection of preserved trees on the site has been submitted to and agreed in writing by the Local Planning Authority. Such scheme shall contain details of the erection and maintenance of fences or walls around the trees, details of underground measures to protect roots, the control of areas around the trees and any other measures necessary for the protection of the trees. Such agreed measures shall be implemented before development commences and kept in place until the approved development is completed.

Reason: Insufficient information has been supplied with the application to demonstrate how the preserved trees on site will be adequately protected during construction. Submission of details prior to commencement will ensure that the measures to be employed are robust.

- 5 Before the building(s) hereby permitted is first occupied, the area set aside for car parking shall be laid out in accordance with Drawing No. 003 Revision 02 and retained permanently thereafter, with four car parking spaces for the residents of the development and one car parking space for visitors 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.

- 6 All residential parking spaces within the development hereby approved shall include provision of infrastructure for electric or Ultra-Low Emission vehicles, of which a minimum of 2 spaces shall have active charging facilities, with passive provision for all remaining spaces. Such provision is to be made prior to the first occupation of the dwellings hereby permitted.

Reason: Provision prior to first occupation of the proposed dwellings hereby permitted will ensure that the development adequately incorporates measures to allow the use of electric vehicles by future occupiers in accordance with Policy T6.1 of the London Plan.

- 7 Prior to the commencement of any development, an assessment shall be undertaken of the impact of noise emanating from Upminster Road upon the development. Reference should be made to the "good" standard to be found in the World Health Organisation Guidelines for Community Noise 1999 and BS8233:2014 Guidance on Sound Insulation and Noise Reduction for Buildings. Reference should also be made to the Acoustics Ventilation & Overheating Residential Design Guide 2020. Following this, a scheme detailing measures, which are to protect occupants from transport noise shall be submitted to and approved in writing by the Local Planning Authority. It shall be implemented and validated prior to occupation.

Reason: Insufficient information has been supplied with the application to assess the impact of noise emanating from Upminster Road upon the development. Submission of this detail prior to commencement of any development will protect residents against the impact of noise emanating from Upminster Road and ensure that the development accords with Policies 7 and 34 of the Havering Local Plan.

- 8 Before beginning the development, the developer must provide the Local Planning Authority with a report for the management of the construction of the development, which sets out the proposed development hours of operation and how any adverse impact of noise, dust, vibration and traffic on occupiers of the building and adjoining owners or occupiers will be mitigated to the satisfaction of the Local Planning Authority.

Reason: Insufficient information has been supplied with the application in relation to the proposed construction methodology. Submission of details prior to commencement will ensure that the method of construction protects residential amenity.

- 9 The proposed windows on the sides (West and East elevations) and rear (North elevation) of the stairwells to Units A-E as shown on Drawing No.'s 201 Revision 09, 221 Revision 03 and 222 Revision 03 shall be permanently glazed with obscure glass not less than level 4 on the standard scale of obscurity and shall thereafter be maintained.

Reason: In the interests of privacy and to protect the amenity of neighbouring properties.

It is important that you read and understand all of the following informatives:

- 1 Drawing & document numbers:
000 Revision 00
001 Revision 01
002 Revision 00
003 Revision 02
101 Revision 01
102 Revision 00
121 Revision 00
122 Revision 00
201 Revision 09
202 Revision 03
221 Revision 03
222 Revision 03
300 Revision 02
301 Revision 01
302 Revision 00

- 2 The addition as described in this Prior Approval notification must be commenced not later than three years from the date of this decision.

Signed:



On behalf of the London Borough of Havering

Date: 24th April 2024

NOTES IN CONNECTION WITH APPEAL AGAINST DECISION:

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse prior approval for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice.

Appeals must be made using a form which you can get online from: <https://www.gov.uk/appeal-planning-inspectorate>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.