

Our Ref: 2923
PP Ref: PP-13214046

London Borough of Havering

Planning Department,
Town Hall,
Main Road,
Romford,
RM1 3BB

Email: aram@dovetail-architects.co.uk

Dear Sir/Madam,

Re: Full Planning Application – 8 Fairlawns Close, Emerson Park, Hornchurch, RM11 3NL

Please see enclosed a new Full Planning Application for the demolition of the existing house and construction of a new 5-bedroom dwelling on Fairlawn's close.

The proposal is to demolish the existing house, retaining the garage, and to construct a new 3 storey, 5-bedroom dwelling on the same plot – which is in line with the previously approved scheme (REF: P1196.12) which has been implemented on site but never completed. The design is in line with the previously approved scheme in terms of scale, massing, and design – with only minor internal changes to the layout.

That is why originally, this application was presented to the council as a Variation of Condition to the original approval (P0706.24), however after discussion with planner (Maisie Smith) it was decided it would be better if this was re-submitted as a new full planning application. During these discussions, the design was assessed and the omission of a proposed balcony at the rear was the only change that was requested, with the planner confirming they were satisfied with the rest of the design.

Please find enclosed the following drawings and supporting documentation to accompany this application:

- Cover Letter by Dovetail Architects Ltd
- Completed CIL Form by Dovetail Architects Ltd
- Design and Access Statement by Dovetail Architects Ltd
- Drawing Pack by Dovetail Architects Ltd (2923_PL101-PL112)
- Accessibility Statement by Dovetail Architects Ltd

We trust the above and attached are satisfactory – however we welcome further discussions should any further information be required.

Yours Sincerely,

Aram Hekmat

For and on behalf of Dovetail Architects



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