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Our ref: ND/AL/9672

1st August 2024

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

Dear Sir or Madam

Planning Portal reference: PP-13127311
Revised Planning Application for the Change of Use from Residential (Class C3) to a Day Nursery (Class E), and the Erection of Ground Floor Rear Extension
37 Park Lane, Hornchurch, RM11 1BD

On behalf of the Joint Applicants Mr SS and Mrs SK Deol, we are pleased to submit this revised application which seeks planning permission to change the use from residential (Class C3) to a day nursery (Class E), and the erection of a ground floor rear extension at 37 Park Lane, Hornchurch, RM11 1BD.

This submission follows on from a refusal (ref. P1074.23) for the same proposal. It includes evidence (provided in a Noise Assessment, a Transport Statement and a Planning Statement) to support the scheme. It demonstrates that the proposal will not have an adverse impact upon the amenity of neighbours; the predominately residential character of the area; or due to increased vehicle movements.

The Applicants are confident that the site fully meets their requirements for establishing a registered full day care nursery that will operate from 07:30 – 18:30, with a maximum capacity of 25 children (ages range from 0-5) on-site at any one time, and a total of 6 members of staff. The Applicants are also confident that the proposal will contribute positively to the area and to the local community.

This revised scheme is further supported by a Travel Plan Statement, that has been prepared to encourage sustainable travel options.

The application submission, consists of the following documentation:

- This Covering Letter, dated 1st August 2024.
- Completed Application Form and Certificate.
- Completed CIL Form 1: Additional Information.
- Drawing No. 100-00 Site Location Plan.

- Drawing No. 101-00 Proposed Site/Block Plan.
- Drawing No. 200-02 Existing and Proposed Ground Floor Plan.
- Drawing No. 201-00 Existing and Proposed First Floor Plan.
- Drawing No. 202-00 Existing and Proposed Loft Plan.
- Drawing No. 203-00 Existing and Proposed Roof Plan.
- Drawing No. 204-00 Existing and Proposed Front & Rear Elevations.
- Drawing No. 205-00 Existing and Proposed Side Elevation (Left).
- Drawing No. 206-00 Existing and Proposed Side Elevation (Right).
- Planning Statement.
- Transport Statement.
- Travel Plan Statement.
- Noise Assessment.

We have calculated the statutory fee for this revised application to be £0, as it benefits from a 'free-go'.

If any further information is required, please do not hesitate to contact Mr N Davey or Miss A Lai at our Brentwood office.

Yours faithfully,

Alicia Lai
For and on behalf of The JTS Partnership LLP