



Planning Service
Mercury House, Mercury Gardens
Romford RM1 3SL

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www.haverling.gov.uk/planning

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	168
Suffix	
Property Name	
Address Line 1	Station Lane
Address Line 2	
Address Line 3	Havering
Town/city	Hornchurch
Postcode	RM12 6LS

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
553839	186227

Description

Applicant Details

Name/Company

Title

Mr

First name

George

Surname

Logan

Company Name

Yamatron Ltd

Address

Address line 1

9 Woodgate Drive

Address line 2

Streatham Vale

Address line 3

Town/City

London

County

Country

Postcode

SW16 5YP

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Paul

Surname

Tanner

Company Name

Tanner Architecture

Address

Address line 1

231 Upper Grosvenor Road

Address line 2

Address line 3

Town/City

Tunbridge Wells

County

Kent

Country

UK

Postcode

TN1 2EJ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of existing buildings and construction of new residential buildings (Class C3) in part 3 and 4 storeys to provide 27 new dwellings with associated works and landscaping.

Reference number

P0708.20

Date of decision (date must be pre-application submission)

05/02/2021

Please state the condition number(s) to which this application relates

Condition number(s)

2 - Approved Plans.

NB: To LPA discretion whether Condition 18 is also required to be varied due to an apparent discrepancy between details as included in condition 18 and the design as illustrated on drawings approved by condition 2.

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

30/05/2023

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Further to an application to approve Condition 3 (Details of External Materials) of the consent (ref: Q0129.23 and validated 14th June 2023), the applicant received advice from the planning officer that a Section 73 application would be necessary to address some variations in appearance between the drawings as submitted and drawings as consented.

Further to the advice received that the appearance is significantly different to require this application, this application also seeks to clarify apparent discrepancies in the consent between drawings as consented under condition 2 and;

a - the schedule of privacy screens to be included under condition 28.

b - the provision of M4(3)(2)(a) - wheelchair adaptable dwellings - as required by condition 18.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

The applicant is happy to discuss and agree any rewording of conditions to the satisfaction of the LB Havering Planning Officers. However, we propose that the following drawing references included under condition 2 are superseded with the corresponding drawing reference added;

HR-SL-A-PR-300 rev B to be superseded by 2328-300 P1

HR-SL-A-PR-301 rev A to be superseded by 2328-301 P1

HR-SL-A-PR-302 rev A to be superseded by 2328-302 P1

HR-SL-A-PR-303 rev A to be superseded by 2328-303 P1

HR-SL-A-PR-304 rev A to be superseded by 2328-304 P1

HR-SL-A-PR-305 rev A to be superseded by 2328-305 P1

HR-SL-A-PR-306 rev A to be superseded by 2328-306 P1

HR-SL-A-PR-400 rev A to be superseded by 2328-400 P1

HR-SL-A-PR-401 to be superseded by 2328-401 P1

HR-SL-A-PR-402 rev B to be superseded by 2328-402 P1

HR-SL-A-PR-403 rev B to be superseded by 2328-403 P1

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☐ The agent

☒ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Email advice received as below.

Date (must be pre-application submission)

20/09/2023

Details of the pre-application advice received

Further to an application for approval of Condition 3 (external materials) (submitted 14th June 2023 and with an agreed extension of time to 22nd September) the applicant received advice the application would be rejected (it was subsequently withdrawn) for reasons including that the drawings as submitted with the application appeared to differ from those as consented.

Planning Officer advice was included that an application to vary a condition be submitted.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

George

Surname

Logan

Declaration Date

09/08/2024

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Paul Tanner

Date

09/08/2024