

Simon Thelwell
Head of Strategic Development
London Borough of Havering
Town Hall
Main Road
Romford
RM1 3BD

Steve Walters
Managing Director
SW Planning Ltd
70-74 Cowcross Street
London
EC1M 6EJ
Tel: 020 3583 5656
Mobile: 07795 027910
Email: steve@swplanning.co.uk

Your ref:
Our ref: SW/21003/E/005-001

28 November 2024

Dear Simon

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

MERCURY LAND HOLDINGS – FORMER CENTURY YOUTH HOUSE, ALBERT ROAD, ROMFORD, RM1 2PS

FULL PLANNING APPLICATION FOR THE PARTIAL DEMOLITION & CONVERSION OF THE MAIN BUILDING AND DEMOLITION OF ALL REMAINING BUILDINGS AND STRUCTURES AND REDEVELOPMENT OF THE SITE FOR RESIDENTIAL USE, WITH CAR PARKING, LANDSCAPING AND RELATED INFRASTRUCTURE

We write on behalf of our client, Mercury Land Holdings to submit a *“Full planning application for the partial demolition and conversion of the main building and demolition of all other buildings and structures, and redevelopment of the site to provide 9 residential dwellings, with car parking, landscaping and related infrastructure”* at the Former Century Youth House Site, Albert Road, Romford, RM1 2PS.

This application has been uploaded via the Planning Portal, under reference PP-13580498. The application submission for the development comprises the following:

- Completed 1APP Planning Application Form and Certificate A;
- CIL Form 21003_E_5-003 MLH Century Youth House - Form_1_CIL_additional_information 241125 (SW Planning);
- Planning Statement 21003_E_005-004_PS (SW Planning);
- 673-CDA-ZZ-Z1-DR-A-00-0100-Rev 03-Red line Site Location Plan
- 673-CDA-ZZ-XX-DA-XX-A-3000_26 Design and Access Statement (Create Design & Architecture)
- HC7664 Albert Road, Romford HIA (HCUK) 2024.11.21
- F1023-001-02 –Planning Fire Safety Strategy - Albert Road, Romford (Apex Strategies)
- 03689Rv2 Albert Road AMS AIA Nov 2024 Tree Survey & Arboricultural Implications Report (Tamla Trees)
- MER002-004-001 001 PEA and PRA – CYH Albert Road Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment v2 (Thomson Ecology)
- MER002-004-001 002 BNG – CYH Albert Road Biodiversity Net Gain Report v 2 (Thomson Ecology)
- MER002-005 001 001 – CYH Albert Road Bat survey report Issue v2 (Thomson Ecology)
- 4986-MERC-ICS-XX-RP-C-07.001-P01 - Flood Risk Assessment and Drainage Statement (Infrastruct CS)
- Manual PTAL calculation Albert Road Romford (Transport Planning Practice)
- PP2426/AR/AQA/202410-RTPJC Air Quality Assessment (NRG Consulting)

- Planning application fee cheque for £5,202

Survey drawings

L10641 67 Albert Road Romford - Topographical Survey (Laser Surveys)
 L10655-1 67 Albert Road Romford - Ground Floor measured survey Former Century Youth House
 L10655-2 67 Albert Road Romford - First Floor measured survey Former Century Youth House
 L10655-3 67 Albert Road Romford - Roof measured survey Former Century Youth House
 L10655-4 67 Albert Road Romford Elevations

Architectural Drawings

673-CDA-ZZ-Z1-DR-A-00-0100- Rev 01-Existing Ground Floor Plan
 673-CDA-ZZ-00-DR-A-05-E0101- Rev 01-Existing First Floor Plan
 673-CDA-ZZ-00-DR-A-05-E0103- Rev 01-Existing Roof Plan

673-CDA-ZZ-Z1-DR-A-00-0200-Rev 01-Existing Street Elevation (West Elevation)
 673-CDA-ZZ-Z1-DR-A-00-0201-Rev 01-Existing East Elevation
 673-CDA-ZZ-Z1-DR-A-00-0202-Rev 01-Existing South Elevation
 673-CDA-ZZ-Z1-DR-A-00-0203-Rev 01-Existing North Elevation
 673-CDA-ZZ-Z1-DR-A-00-0204-Rev 01-Existing Outbuildings Elevation

673-CDA-ZZ-00-DR-A-05-0100- Rev 18-Proposed Ground Floor Plan
 673-CDA-ZZ-01-DR-A-05-0101- Rev 12-Proposed First Floor Plan
 673-CDA-ZZ-02-DR-A-05-0102- Rev 10-Proposed Second Floor Plan
 673-CDA-ZZ-02-DR-A-05-0103- Rev 04-Proposed Roof Plan

673-CDA-ZZ-XX-DR-A-05-0200- Rev 05-Proposed Street (West) Elevation
 673- CDA-ZZ-XX-DR -A-05-0201-Rev 04-Proposed North Elevation
 673- CDA-ZZ-XX-DR -A-05-0202-Rev 06-Proposed East Elevation
 673- CDA-ZZ-XX-DR -A-05-0203-Rev 04-Proposed South Elevation
 673- CDA-ZZ-XX-DR -A-05-0204-Rev 06-Proposed Internal Street Elevation
 673- CDA-ZZ-XX-DR -A-05-0205-Rev 05-Proposed Rear Elevation West Wing

673-CDA-ZZ-00-DR-A-05-0100RB-Rev 03-Refuse and Bicycle Storage Strategy
 673-CDA-XX-00-DR-A-05-0206 Bin and Bicycle Store Drawings

Landscape Drawings

A370_LA01B 67 Albert Road Landscape Masterplan (ARC Landscape Design & Planning Ltd)
 A370_PP01C 67 Albert Road Planting Proposals (ARC Landscape Design & Planning Ltd)

Arboricultural drawings

03689P TCP 01 Albert Road Tree Constraints Plan (Tamla Trees)
 03689P TCP 02 Albert Road Tree Constraints Plan (Tamla Trees)
 03689P TPP 01 Albert Road Tree Protection Plan (Tamla Trees)
 03689P TPP 02 Albert Road Tree Protection Plan (Tamla Trees)

Infrastructure Drawings

4986-MERC-ICS-01-XX-DR-C-0200-S2-P02 - Drainage Design (Infrastruct)
 31433 AC 001_B MLH - Century Youth House Albert Road Refuse vehicle tracking (Transport Planning Practice)
 31433 AC 002_B MLH - Century Youth House Albert Road fire vehicle tracking (Transport Planning Practice)
 31433 AC 003 MLH - Century Youth House Albert Road Visibility splay (Transport Planning Practice)
 31433 AC 004_B MLH - Albert Road supermarket delivery vehicle tracking (Transport Planning Practice)

We consider that the information provided in this submission is sufficient for validation of the planning application. If you require any more information, please do not hesitate to contact me on the above contact details.

Yours sincerely

Steve Walters
Managing Director

Cc Chris Hobbs – Mercury Land Holdings Ltd