

LONDON BOROUGH OF HAVERING**TOWN AND COUNTRY PLANNING ACT 1990****AGENT**

Mrs Elizabeth Humphries
Town Wall House
Balkerne Hill
Colchester
CO3 3AD

APPLICANT

Mr Wallis
Town Hall
Main Road
Romford
Essex
RM1 3BB

APPLICATION NO: P1572.24

In pursuance of their powers as Local Planning Authority, the Council have considered your application and have decided to **GRANT PLANNING PERMISSION** for the following development :

Proposal: Erection of 1 5xbed detached dwelling with parking and amenities following demolition of existing dwelling

Location: 9 Bretons Cottages, Rainham Road
Rainham

The above decision is based on the details in drawing(s):

Location Plan

Existing Site Location Plan & Block Plan, Drawing No.24186-WA-001

Proposed Floor Plans and Typical Section, Drawing No.24186-WA-005, Revision A

Proposed Elevations, Drawing No.24186-WA-006

Existing and Proposed Street Elevations, Drawing No.24186-WA-007

Proposed Site Plan, Drawing No.24186-WA-004

subject to compliance with the following condition(s):

Note to Applicants:

Please take the time to read the conditions stated below carefully. Some may require you to seek the Council's approval prior to works beginning on site. The approval process can take a further 8 weeks from the date of submission and you are advised to incorporate this into your timetable.

*Please also check the informatives below to verify whether the scheme is liable for the Mayoral Community Infrastructure Levy. If the scheme is liable, **you are required to give notice of commencement in advance** so that a Demand Notice can be sent to you or any other person(s) that has/have assumed liability. The Levy is payable within 60 days of commencement. **If you are intending to claim self-build, social housing or charitable exemption, you must do this before development commences otherwise any exemption request will be disqualified.***

- 1 The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason:-

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

- 2 The proposed development hereby approved shall be constructed in accordance with the materials detailed under the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

- 3 The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason:-

For the avoidance of doubt and to ensure that the development is carried out as approved.

- 4 The proposed first-floor window to the southern elevation shall be permanently glazed with obscure glass not less than Level 3 on the standard scale of obscurity and shall thereafter be maintained.

Reason:-

In the interests of privacy.

- 5 Prior to the commencement of any development an assessment shall be undertaken of the impact of noise emanating from (WHAT) upon the development.Ã??ç?™

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:-

To protect residents against the impact of noise from the local environment.

- 6 Before the hereby permitted air source heat pump is commissioned, a report under the provisions of the Microgeneration Installation Standard: MCS 020 shall be submitted to and approved in writing by the Local Planning Authority to determine if the equipment would be deemed permitted development, or a full planning application will be required.

Reason:-

To protect the amenity of noise sensitive premises from noise from mechanical plant.

- 7 Prior to commencement of works, a "Preliminary Roost Assessment" shall be submitted to and approved in writing by the local planning authority. The strategy shall; Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; so that it can be clearly demonstrated that the development will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

Reason:-

Insufficient information was submitted to fully assess the ecological impacts of the proposal on European Protected Species, in particular for bats. This condition is applied in accordance with the council's duty under s40 NERC Act 2006 (as amended) and prevent wildlife crime under s17 Crime and Disorder Act 1998. alongside the provisions of the National Planning Policy Framework.

- 8 No demolition works or vehicle movements to and from the site (with exception to staff arrival and departure) shall take place other than between the hours of 08:00 to 18:00 hours Monday to Friday and 08:00 to 13:00 hours on Saturdays unless agreed in writing with the Local Planning Authority. No demolition works or vehicle movements shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To protect residential amenity.

INFORMATIVE(S)

- 1 Statement Required by Article 35(2) of the Town and Country Planning (Development Management) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraph 38 of the National Planning Policy Framework.

Date: 12th February 2025



Helen Oakerbee
Director of Planning

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

IMPORTANT - attention is drawn to the notes overleaf

NOTES IN CONNECTION WITH APPROVAL OF APPLICATIONS SUBJECT TO CONDITIONS OR REFUSAL OF APPLICATIONS FOR PLANNING PERMISSION

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or to grant permission or approval subject to conditions, an appeal may be made to the First Secretary of State at the Department for Communities and Local Government in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. However, if an enforcement notice is subsequently served relating to the same or substantially similar land and development and you want to appeal you must do so within 28 days of the service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House. 2 The Square. Temple Quay. Bristol BS1 6PN or from the Planning Inspectorate's web site,

www.planning.inspectorate.gov.uk

2. When submitting the completed appeal form to the Planning Inspectorate, a copy should be sent to Planning, London Borough of Havering, Town Hall, Main Road, Romford, RM1 3BB. The First Secretary of State has power to allow a longer period for the giving of a notice of appeal but will not normally be prepared to exercise these powers unless there are special circumstances which excuse the delay in giving notice of appeal. The First Secretary of State is not required to entertain an appeal if it appears that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order. Where the decision of the local planning authority is based upon a direction from the First Secretary; it is not the practise to refuse to accept appeals solely because of this direction.
3. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the First Secretary of State and the owner of the land claims that the land has become incapable of reasonable beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, a purchase notice may be served on the London Borough of Havering requiring the council to purchase the land in accordance with the provision of Part VI of the Town and Country Planning Act 1990.
4. In certain circumstances, a claim may be made against the local planning authority for compensation where there has been an appeal or where an application has been referred to the First Secretary, and where planning permission is refused or granted subject to conditions. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.
5. The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely Sections 70, 71 and 72(1) of the Act.

You are reminded that Building Regulations approval may also be required for these works. You must contact the Building Control Manager or Building Inspector to confirm if permission is required.

Note: Following a change in government legislation a fee is now required for the request for Submission of details pursuant to discharge of conditions in order to comply with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations, which came into force from 06/04/2008. A fee of £116 per request (or £34 where the related permission was for extending or altering a dwellinghouse) will be required.