



Planning Statement

Application for Discharge of Pre-Commencement Planning Conditions at 66-68 South Street, Romford, RM1 1RB, for planning permission P0233.21.

For and on behalf of **Maya Luxurious LTD**

Conditions:

Condition 15 – Plant and Machinery Noise

Condition 24 – Archaeology

1 INTRODUCTION

- 1.1 This Planning Statement has been prepared by MAP Architecture to support the discharge of Pre-Commencement Conditions at 66-68 South Street, Romford, RM1 1RB. The conditions to be discharged within this application have been itemised below in section 3, along with any relevant commentary and referenced drawings.

2 SITE DESCRIPTION AND CONTEXT

- 2.1 The application site is located at 66-68 South Street, Romford, RM1 1RB.
- 2.2 The site is located in the London Borough of Havering.
- 2.3 Maya Luxurious LTD is the freehold owner of the property in question.
- 2.4 Planning approval was previously granted at the site, (P0233.21), for the demolition and erecting of a four-storey mixed use building. The planning approval was subject to the discharge of Pre-Commencement Conditions, which this application seeks to address.

3 PRE-COMMENCEMENT PLANNING CONDITIONS

- **Condition 15 – Plant and Machinery Noise**

Before any works commence a scheme for any new plant or machinery shall be submitted to the local planning authority to achieve the following standard. Noise levels expressed as the equivalent continuous sound level LAeq (1 hour) when calculated at the boundary with the nearest noise sensitive premises shall not exceed LA90 -1 OdB and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: To prevent noise nuisance to adjoining/adjacent properties.

Summary of application:

The plant and acoustic screens have been designed to minimise the noise levels to the nearest receptors. The acoustic report by Sandy Brown shows the requirements that have been followed in the specification of the equipment and acoustic treatments.

Drawings relating to condition:

- 025676-R01-A 66-68 South St Romford - Plant noise assessment

- **Condition 24 – Archaeology**

No demolition or development shall take place until a Stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI and the programme and methodology of site evaluation and the nomination of a competent person or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved in writing by the local planning authority. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- a) The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person or organisation to undertake the agreed works.*
- b) The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.*

Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under Schedule 6 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: Insufficient information has been supplied with the application to judge whether the proposals make adequate provision for protecting archaeological remains. Submission of these details prior to commencement will ensure the archaeological value of the site is properly identified and recorded.

Summary of application:

The Phase 1 WSI report prepared by AB Heritage outlines investigation works that needs to be undertaken but stipulates that demolition works, down to slab level, must be completed to allow trenches to be dug where the existing building is located. (Pg6 item 3.2.1) We therefore wish to partially discharge this condition to allow demolition works to be undertaken. The condition can then be fully discharged prior to commencement of groundworks.

Drawings relating to condition:

- 61905_AB Heritage_66-68 South St Romford WSI_December 2024