

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

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London
SE1 7LY

APPLICANT

-
C/o agent
C/o agent

APPLICATION NO: P0887.24

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: Full planning application for demolition of the existing buildings and redevelopment of the site to provide a mix of residential units (Use Class C3), including access works, car and cycle parking, refuse storage and amenity space.

Location: 67-71 Victoria Road
Romford

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

A202

A203

A03

A104

A105

A03

A100

A101

A102

A103

A201

2586

Flood risk statement

Desk Study / Preliminary Risk Assessment

Design and Access Statement

daylight / sunlight assessment

Internal Daylight, Sunlight assessment

London Plan Fire Statement

Ecology Report

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 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:- In the interest of proper planning and for avoidance of doubt.

- 3 No works above damp proof course shall take place in relation to any of the development hereby approved until details of all the external finishing materials, are submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials

Reason:- Insufficient information has been supplied with the application to judge the appropriateness of the external finishing materials to be used. Submission of samples prior to works above damp proof course will safeguard the appearance of the premises and the character of the immediate area and will ensure that the development accords with Policies 26

and 27 Local Plan

- 4 Before the building(s) hereby permitted is first occupied, the area set aside for car parking shall be laid out and surfaced to the satisfaction of the Local Planning Authority and retained permanently thereafter for the accommodation of vehicles visiting the site and shall not be used for any other purpose.

Reason:- To ensure that car parking accommodation is made permanently available to the standards adopted by the Local Planning Authority in the interest of highway safety, and that the development accords with the Policy 24 of the Local Plan.

- 5 Notwithstanding the indicative details shown on the plans hereby approved, No works beyond completion of the superstructure shall take place in relation to any of the development hereby approved until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, which shall include Tree planting - full specification of proposed trees, including section through tree pits. Drawings must describe: minimum substrate depths; substrate specification; tree accessories including aeration, irrigation, structural root cells, and anchoring; surface treatments; edges together with measures for the protection in the course of development. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority.

Reason; Insufficient information has been supplied with the application to judge the appropriateness of the hard and soft landscaping proposed. Submission of a scheme prior to works above damp proof course will ensure that the development accords with Policy 27 of the Local Plan.

- 6 During construction of the development hereby permitted any trees adjoining the site shall be protected in accordance with the requirements of BS 5837 (2012) Trees in Relation to Design, Demolition and Construction". The protection measures shall be implemented prior to any below grounds works and shall be retained for the entire period of the duration of any work at the site, in connection with development permitted.

Reason; In order to maintain the existing vegetation at the site which makes an important contributions to the character of the area, and to accord with policy 27 of the Council's Local Plan.

- 7 Prior to the commencement of the development hereby approved (including all preparatory work), details of all proposed facilitation pruning (See BS5837:2021 for definition) shall be submitted to and approved in writing by the LPA. The approved tree pruning works shall be carried out in accordance with BS3998:2010. The development thereafter shall be implemented in strict accordance to approved details.

Reason; Required prior to commencement of the development to avoid any reversible damage to retained trees to accord with policy 27 of the Council's Local Plan.

- 8 Prior to the completion of the superstructure of the development hereby approved, details of all

proposed walls, fences and boundary treatment including defensible edges shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be carried out in accordance with the approved details and retained permanently thereafter to the satisfaction of the Local Planning Authority.

Reason: Insufficient information has been supplied with the application to judge the appropriateness of any boundary treatment. Submission of this detail prior to completion of the superstructure will protect the visual amenities of the development, prevent undue overlooking of adjoining property and ensure that the development accords with Policies 26 and 27 of the Local Plan.

- 9 No part of the development hereby approved shall be occupied until refuse and recycling facilities are provided in accordance with the drawings which shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented in accordance to the approved details and retained as such permanently thereafter.

Reason:- To protect the amenity of occupiers of the development and also the locality generally and ensure that the development accords with Policies 26 and 27 of the Local Plan.

- 10 No part of the development hereby approved shall be occupied until details of bicycle facilities in accordance to drawings which shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented in accordance to the approved details and retained as such permanently thereafter.

Reason:- In order to ensure adequate provision of bicycle storage facilities on site prior to occupation of the new buildings.

- 11 All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason:- To protect residential amenity, and in order that the development accords with Policy 34 of the Local Plan.

- 12 No works shall take place in relation to any of the development hereby approved until a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers is submitted to and approved in writing by the Local Planning Authority. The Construction Method statement shall include details of:
- a) parking of vehicles of site personnel and visitors;
 - b) details of vehicle cleansing;
 - c) storage of plant and materials;
 - d) dust management controls;
 - f) measures for minimising the impact of noise and, if appropriate, vibration arising from predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the Local Planning Authority;
 - g) scheme for monitoring noise and if appropriate, vibration levels using methodologies and at

points agreed with the Local Planning Authorities;
h) siting and design of temporary buildings;
i) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
j) details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded. And the development shall be carried out in accordance with the approved scheme and statement.

Reason:- Insufficient information has been supplied with the application in relation to the proposed construction methodology. Submission of details prior to commencement will ensure that the method of construction protects residential amenity. It will also ensure that the development accords with Policy 34 of the Local Plan.

- 13 The development shall not commence until details of a surface water drainage strategy have been submitted to and approved in writing by the Local Planning Authority. The detail should demonstrate how the surface water is managed in regards to quantity and quality, specifying the range of components used. To include details of permeable paving, substrate depths and how this contributes to water attenuation across the site, and details of bio-filtration edges / kerbs and levels to encourage conveyance of water into planting beds. The development shall then be carried out and maintained thereafter in accordance with the approved details.

Reason: In order to manage surface water within the site.

- 14 The hard surface hereby approved (including any sub-base) shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Reason:- In order to ensure no water run-off from the hard surface which would contribute to risk of flooding (Local Plan Policy 32 and London Plan Policy SI 13).

- 15 Before the development hereby approved is first occupied, the proposed parking bay shall be equipped with active electric vehicle charging points.

Reason; In order to encourage the uptake of the use of electric

- 16 The proposed development shall achieve a Certificate of Compliance in respect of the Secured by Design scheme, or alternatively achieve security standards (based on Secured by Design principles) to the satisfaction of the Metropolitan Police, details of which shall be provided to the Local Planning Authority and approved in writing prior to the first occupation of the approved development. All security measures applied to the approved development shall be permanently retained thereafter.

Reason: In the interests of providing a safer environment for future residents and visitors to the site and reduce the fear of crime.

- 17 The building hereby approved shall comply with Regulation 36 (2)(b) and Part G2 of the Building Regulations - Water Efficiency.

Reason: In order to comply with Policy SI 5 of the London Plan.

- 18 No building shall be occupied or use commenced until external lighting is provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The lighting shall be provided and operated in strict accordance with the approved scheme.

Reason:-Insufficient information has been supplied with the application to judge the impact arising from any external lighting required in connection with the building or use. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect residential amenity.

- 19 The development shall be carried out in accordance to the energy statement to ensure the development will follow the hierarchy of energy efficiency, to secure the reduction in CO2 emissions. Prior to the occupation, evidence (e.g. photographs, copies of installation contracts and as-built worksheets prepared under SAP or the National Calculation Method) should be submitted to the Local Planning Authority and approved in writing to demonstrate that the development has been carried out in accordance with the approved Energy Strategy, unless otherwise agreed by the Local Planning Authority in writing.

Reason: To ensure that the proposed development is constructed in an environmentally sustainable manner.

- 20 Prior to first occupation of the development hereby approved, the ecological enhancement scheme as per the preliminary ecological report shall be carried out to the satisfaction of the local planning authority, and in particular no part of the development shall be brought into use until the bird nesting and bat roosting boxes have been installed, and/ or bat roosting bricks and/ or bird nesting bricks have been installed in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. Thereafter the scheme shall implemented in according the approved details and maintained as such thereafter.

Reason: In order to preserve and enhance the Borough's natural environment.

- 21 Prior to occupation of the building hereby permitted the applicant must submit to the local planning authority an updated roof layout drawing to demonstrate that PV generation including bio-solar PV has been maximised across the development. The development shall be implemented in accordance with the approved details.

Reason:- In the interests of sustainable development and in accordance with London Plan policy SI2 (Minimising greenhouse gas emissions).

- 22 No works shall take place in relation to any of the development hereby approved until the details of the Air Source Heat Pump (ASHP) system incorporating the associated equipment together with associated noise assessment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented prior to first occupation of the development hereby approved and retained as such thereafter.

Reason:-In the interests of sustainable development and in accordance with London Plan policy SI3 (Energy Infrastructure) and to protect the amenities of the existing adjoining occupiers and the future occupiers of the site.

- 23 At least 10 percent of the dwellings hereby approved shall be constructed to comply with Part M4(3) of the Building Regulations - Wheelchair Adaptable Dwellings. The remainder of the dwellings hereby approved shall be constructed to comply with Part M4(2) of the Building Regulations - Accessible and Adaptable Dwellings.

Reason: In order to comply with Policy 7 of the Local Plan.

- 24 Before any works above damp proof course commence a noise impact assessment in respect to noise emissions of any new plant or machinery shall be submitted to and approved in writing by the local planning authority. The proposed development shall be implemented in accordance with the approved noise impact assessment. 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 -10dB and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: To prevent noise nuisance to adjoining/adjacent properties

- 25 The building(s) shall be so constructed as to provide sound insulation of 45 DnT,w + Ctr dB (minimum values) against airborne noise and 62 L'nT,w dB (maximum values) against impact noise to the satisfaction of the Local Planning Authority.

Reason: To prevent noise nuisance to adjoining properties and those proposed.

- 26 No works shall take place in relation to any of the development hereby approved (except works required to secure compliance with this condition) until the following Contaminated Land reports (as applicable) are submitted to and approved in writing by the Local Planning Authority:

a) A Phase I (Desktop Study) Report documenting the history of this site, its surrounding area and the likelihood of contaminant/s, their type and extent incorporating a Site Conceptual Model.

b) A Phase II (Site Investigation) Report if the Phase I Report confirms the possibility of a significant risk to any sensitive receptors. This is an intrusive site investigation including factors such as chemical testing, quantitative risk assessment and a description of the site ground conditions. An updated Site Conceptual Model should be included showing all the potential pollutant linkages and an assessment of risk to identified receptors.

c) A Phase III (Risk Management Strategy) Report if the Phase II Report confirms the presence of a significant pollutant linkage requiring remediation. The report will comprise two parts:

Part A - Remediation Scheme which will be fully implemented before it is first occupied. Any variation to the scheme shall be agreed in writing to the Local Planning Authority in advance of works being undertaken. The Remediation Scheme is to include consideration and proposals to deal with situations where, during works on site, contamination is encountered which has not previously been identified. Any further contamination shall be fully assessed and an appropriate remediation scheme submitted to the Local Planning Authority for written approval.

Part B - Following completion of the remediation works a 'Validation Report' must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

d) If during development works any contamination should be encountered which was not previously identified and is derived from a different source and/or of a different type to those included in the contamination proposals, then revised contamination proposals shall be submitted to the LPA; and

e) If during development work, site contaminants are found in areas previously expected to be clean, then their remediation shall be carried out in line with the agreed contamination proposals.

For further guidance see the leaflet titled, 'Land Contamination and the Planning Process'.

Reason:

Insufficient information has been supplied with the application to judge the risk arising from contamination. Submission of an assessment prior to commencement will ensure the safety of the occupants of the development hereby permitted and the public generally.

- 27 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, other than porches erected in accordance with the Order, no extension or enlargement (including additions to roofs) shall be made to the dwellinghouse(s) hereby permitted, or any detached building erected, without the express permission in writing of the Local Planning Authority.

Reason:-

In the interests of visual amenity or harm to quality of the life of the existing adjoining occupiers or the future occupiers of the site and to enable the Local Planning Authority to retain control over future development.

- 28 The proposed windows on the flank elevation facing Jane Court shall be permanently glazed with obscure glass not less than obscurity level 4 on the standard scale of obscurity and shall thereafter be maintained.

Reason: In the interests of privacy.

- 29 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no window or other opening (other than those shown on the submitted and approved plan,) shall be formed in the flank wall(s) of the building(s) hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason: In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

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.
- 2 This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc. Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters.

A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

<https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

Date: 18th March 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.