



Planning Service
Mercury House, Mercury Gardens
Romford RM1 3SL

01708 433100
planning@haverling.gov.uk
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	22
Suffix	
Property Name	
Address Line 1	North Street
Address Line 2	
Address Line 3	
Town/city	Romford
Postcode	RM1 1BH

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

Easting (x)	Northing (y)
551134	188969

Description

Applicant Details

Name/Company

Title

First name

Surname

Prime Phenix

Company Name

Address

Address line 1

22 North Street

Address line 2

Address line 3

Town/City

Romford

County

Country

United Kingdom

Postcode

RM1 1BH

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

David

Surname

Brown

Company Name

Newsteer

Address

Address line 1

Newsteer Real Estate Advisers

Address line 2

c/o HubHub

Address line 3

20 Farringdon Street

Town/City

London

County

Country

United Kingdom

Postcode

EC4A 4AB

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 on site and construction of a four to six storey development comprising 49 residential units and 340sqm flexible commercial floor space at ground floor plus associated plant space, bin storage, cycle parking and external landscaping, including disabled parking (Amended Description).

Reference number

P0498.19

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

12/08/2020

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

Condition number(s)

Condition 2

Has the development already started?

☒ Yes

☐ No

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

30/01/2023

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

Please refer to supporting covering letter

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

Variation of condition 2 (approved plans) of planning application P0498.19 dated 12/08/2020 to allow for an increase of policy compliant residential units by 3, altering the mix resulting in an increase in the number of family units (3+ bedrooms), increase in the amount and quality of shared amenity space above fourth floor by 20%, improvement of the commercial floorspace usability, improvement in the quality of the residential shared access and associated alterations to refuse and cycle storage.

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

02/09/2024

Details of the pre-application advice received

Please refer to covering letter

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

David

Surname

Brown

Declaration Date

07/04/2025

☒ 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

David Brown

Date

01/05/2025

Amendments Summary

Proposed elevations added, description of development altered and planning statement updated (as per requirements set out with LPA letter dated 29 April 2025)