

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

Please Call: Planning Department
Telephone: 01708 433100
Email: Planning@haverling.gov.uk
Textphone: 01708 433175
Date: 6th June 2025

Mr Jasrai
205 Regent Street
London
W1B 4HB

Dear Sir/Madam

**Prior Approval Application Under Town and Country Planning (General Permitted Development)
(England) Order 2015 (as amended)**

In accordance with section 60 of the Town and Country Planning Act 1990

The London Borough of Havering, as Local Planning Authority, hereby confirm that their **prior approval is required and refused** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the Local Planning Authority.

Application No: J0012.25

Address of the proposed development:

80 Dagenham Road Romford

Description of the proposed development:

Creation of entrance to front elevation for dwelling flats on 1st floor

Information provided by the developer to the Local Planning Authority on 10th April 2025.

Reasons for Refusal:

- 1 Class MA is comprised of Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order. The applicant has not demonstrated that the lawful use of the

building is Class E and in the absence of evidence otherwise there is conflict with MA.1.(1)(b).

- 2 Para W.(3)(b) allows the Local Planning Authority to refuse an application where in its opinion the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with any of the required conditions.

Inadequate information has been provided in order to consider the impacts of the retained commercial use on future occupants in respect of noise generated. The development therefore conflicts with Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015. MA.2.- (1)(2)(d).

- 3 Para W.(3)(b) allows the Local Planning Authority to refuse an application where in its opinion the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with any of the required conditions.

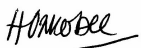
Inadequate information has been provided in order to consider the Highways and Transport impacts of the proposed development, in particular with regard to lack of dedicated off-street parking and how this may contribute to parking stress within the locality and how cycle storage/provision might be made. The development therefore conflicts with Schedule 2, Part 3, Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015. MA.2.- (1)(2)(a).

- 4 Schedule 2 (9A)/(9B) does not grant permission for, or authorise any development of, any new dwellinghouse that does not comply with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015 together with the notes dated 19th May 2016 which apply to it.

The proposed units do not align with the required GIAs, bedroom size and mix and dedicated internal storage as is required. Furthermore through the lack of information provided the applicant has not demonstrated that the proposed units would provide sufficient headroom compliant with the nationally described space standard or other qualitative requirements.

- 5 The proposed layout plans and description of development provided indicate that the proposals would form a new entrance in the front of 162 Rush Green Road to serve the retained commercial use. Class G does not allow for any external works and the proposals therefore go beyond and do not comply with the scope of Schedule 2, Part 3, Class MA of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Signed:



On behalf of the London Borough of Havering

Date: 6th June 2025

NOTES IN CONNECTION WITH APPEAL AGAINST DECISION:

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse prior approval for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice.

Appeals must be made using a form which you can get online from: <https://www.gov.uk/appeal-planning-inspectorate>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.