

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

Mr Raj Mahal
125 Rothbury Avenue
Rainham
RM13 9HY

APPLICANT

Mr Raj Mahal
125 ROTHBURY AVENUE
RAINHAM
RM13 9HY

APPLICATION NO: P0254.25

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: Variation of condition No.3 (Approved Plans) of planning permission P1563.24 dated 31/01/2025 to permit minor change to fenestration and the addition of solar panels (6x single storey, 5bed detached bungalows with bay windows at ground floor, habitable roof space, associated parking and amenity space)

Location: Land North of 1 Pinewood Road
Havering-atte-Bower
Romford

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

1489/100

6BGL/543D

6BGL/542DD

6BGL/546DD

6BGL/544DD

6BGL/545DD

6BGL/541DD

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 shall be constructed entirely in accordance with the details approved under reference Q0221.24 unless otherwise agreed in writing. The materials to be used shall otherwise be agreed prior to any above ground works in connection with the scheme as approved.

Reason: To ensure the development has a satisfactory appearance and harmonises with the surrounding environment.

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

Reason: The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted.

- 3 Aside from those level changes shown in this application then all landscaping shall be carried out strictly in accordance with the measures agreed through application reference: Q0221.24 unless otherwise agreed in writing with the Local Planning Authority. 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: To ensure that the development accords with the Local Plan Policy 27. It will also ensure accordance with Section 197 of the Town and Country Planning Act 1990.

- 4 Prior to first occupation of the dwellings hereby permitted all boundary agreed through application reference Q0221.24 shall be implemented to the satisfaction of the Local Planning Authority unless otherwise agreed in writing and shall then be maintained thereafter permanently.

Reason: To protect the visual amenities of the development and prevent undue overlooking of adjoining property.

- 5 Prior to the first occupation of the development hereby permitted cycle storage as agreed under Q0221.24 shall be provided. The cycle storage shall be permanently retained thereafter.

Reason: To ensure facilities will be available for cycle parking and in order that the development complies with objectives of the Havering Local Plan 2016-2031.

- 6 Prior to the first occupation of the development hereby permitted details of a communal collection point for the collection of waste shall be submitted to and agreed in writing with the Local planning Authority to supplement the personal waste/recycling storage for each dwelling agreed through Q0221.24. The communal area as agreed shall then be implemented and maintained thereafter for the lifetime of the development.

Reason: To ensure that the development complies with the objectives of the Havering Local Plan 2016-2031.

- 7 The development shall be carried out entirely in accordance with the Construction Method Statement submitted to and agreed in writing with the Local Planning Authority under ref: Q0221.24. The burning of waste on the site at any time is specifically precluded.

Reason: To ensure that that the method of construction protects residential amenity.

- 8 No construction works or deliveries into the site shall take place other than between the hours of 08:00 to 18:00 on Monday to Friday and 08:00 to 13:00 hours on Saturdays unless agreed in writing with the Local Planning Authority. No construction works or deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the local planning authority.

Reason: To minimise the impact of the development on the surrounding area in the interests of amenity and in order that the development complies with Havering Local Plan 2016-2031 Policies 7, 27 and 26.

- 9 Before the buildings hereby permitted are first occupied, provision shall be made within the site for twelve car parking spaces and thereafter this provision shall be made permanently available for use, unless otherwise agreed in writing by the Local Planning Authority. Each of the units within the development shall be provided with their own dedicated parking space.

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 in order that the development comply with Havering Local Plan Policies 23 and 24.

- 10 Following completion of measures identified in the approved remediation scheme agreed through details submitted under Q0013.25 a "Verification Report" that demonstrates the effectiveness of the remediation carried out, any requirement for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action, must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason:- To protect those engaged in construction and occupation of the development from potential contamination

- 11 (a) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the local planning authority. The remediation strategy shall be implemented as approved.

b) Following completion of the remediation works as mentioned in (a) above, a 'Verification Report' must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

Reason: To ensure that any previously unidentified contamination found at the site is investigated and satisfactorily addressed in order to protect those engaged in construction and occupation of the development from potential contamination

- 12 The dwellings hereby approved shall be constructed to comply with Part M4(2) of the Building Regulations - Accessible and Adaptable Dwellings.

Reason: In the interests of accessibility and in order that the development complies with the objectives of the Havering Local Plan 2016-2031 and London Plan.

- 13 All dwellings hereby approved shall comply with Regulation 36 (2)(b) and Part G2 of the Building Regulations - Water Efficiency.

Reason: In the interests of sustainability and in order that the development complies with the objectives of the Havering Local Plan 2016-2031

- 14 The development shall be carried out strictly in accordance with tree protection methods/methodology agreed under ref: Q0221.24 unless otherwise agreed in writing.

Reason:- In the interests of local character and good design and in order that the development complies with Havering Local Plan 2016-2031 Policies 7 and 26.

- 15 Site levels shall be as agreed through this application unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of local character and good design and in order that the development complies with Havering Local Plan 2016-2031 Policies 7, 27 and 26.

- 16 Prior to first occupation of the dwellings hereby permitted all external lighting as agreed through application reference Q0221.24 shall be implemented to the satisfaction of the Local Planning Authority unless otherwise agreed in writing and shall then be maintained thereafter permanently.

Reason: In the interests of amenity and in order that the development complies with Havering Local Plan 2016-2031 Policies 7, 27 and 26.

- 17 Prior to first occupation of the dwellings hereby permitted surface water drainage works shall be carried out in accordance with details submitted and agreed with the Local Planning

Authority under ref: Q0221.24.

Reason: Surface water drainage works are required on site to prevent the risk of flooding.

- 18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 in accordance with the Order, no extension or enlargement (excluding additions to roofs) shall be made to the dwellinghouses hereby permitted, nor the construction of an outbuilding within the curtilage of the site without the express permission in writing of the Local Planning Authority.

Reason:-

In the interests of amenity and to enable the Local Planning Authority to retain control over future development.

- 19 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended), no window or other opening (other than those shown on the submitted and approved plans) shall be formed in the flank wall(s) of the buildings 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 the interests of neighbouring amenity and in order that the development complies with Havering Local Plan 2016-2031 Policies 7, 27 and 26.

- 20 The construction site, boundary fencing and external lighting shall be maintained and managed in accordance with the recommendations contained within paragraph 5.2 of report "Protected Species Survey of Pinewood Poultry Farm, Havering-atte-Bower by John Dobson B.Sc, Essex Mammal Surveys, December 2016" hereby approved by this permission, from the commencement of development through to its completion.

Reason:- In order to comply with the objectives of Havering Local Plan 2016-2031 Policy 30.

- 21 Prior to their installation, full details of the PV panels to be installed to the flat roof sections including consideration of glint/glare and methods to mitigate that this shall be submitted for the approval of the Local Planning Authority. Such measures as agreed shall then be installed and maintained thereafter for the life of the development.

Reason:- In the interests of sustainability and 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 2018.
- 2 Planning approval does not constitute approval for changes to the public highway. Highway Authority approval will only be given after suitable details have been submitted considered and

agreed. If new or amended access as required (whether temporary or permanent) there may be a requirement for the diversion or protection of third party utility plant and it is recommended that early involvement with the relevant statutory undertaker takes place. The applicant must contact Engineering Services on 01708 433751 to discuss the scheme and commence the relevant highway approvals process. please note that unauthorised work on the highway is an offence.

- 3 The developer (including their representatives and contractors) is advised that planning consent does not discharge the requirements of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004. Formal notifications and approval will be needed for any highway works (including temporary works of any nature) required during the construction of the development.

Please note that unauthorised works on the highway is an offence.

- 4 The developer is advised that if construction materials are proposed to be kept on the highway during construction works then they will need to apply for a license from the Council. If the developer requires scaffolding, hoarding or mobile cranes to be used on the highway, a license is required and Streetcare should be contacted on 01708434343 to make the necessary arrangements.

Please note that unauthorised works on the highway is an offence.

- 5 Before occupation of the residential/ commercial unit(s) hereby approved, it is a requirement to have the property/properties officially Street Named and Numbered by our Street Naming and Numbering Team. Official Street Naming and Numbering will ensure that that Council has record of the property/properties so that future occupants can access our services. Registration will also ensure that emergency services, Land Registry and the Royal Mail have accurate address details. Proof of having officially gone through the Street Naming and Numbering process may also be required for the connection of utilities. For further details on how to apply for registration see:

<https://www.havering.gov.uk/Pages/Services/Street-names-and-numbering.aspx>

Date: 15th August 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.