

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1718.23

WARD: Havering-atte-Bower

Date Received: 21st November 2023

ADDRESS: West Park Lodge Farm, Broxhill Road
Romford

PROPOSAL: Alterations to two existing commercial units and change of use to two dwellings. Demolition of third commercial unit and two adjacent ancillary buildings. Alterations to extent of garden to existing dwellings and new fencing. Reduction of area of hardstanding to create garden and parking areas for the new dwellings. Provision of cycle storage sheds and refuse storage areas for the new dwellings.

DRAWING NO(S): WERM41QJ_BP1.1
WERM41QJ_BP3.4
WERM41QJ-DR2.3A
WERM41QJ-DR2.3B
WERM41QJ-DR2.3C
WERM41QJ-DR2.3D
WERM41QJ-DR2.3E
WERM41QJ-DR2.3F
WERM41QJ-DR2.3G
WERM41QJ-DR2.3H
WERM41QJ-DR2.3I
WERM41QJ-DR2.3J
WERM41QJ-DR2.3K
WERM41QJ-DR2.3L
WERM41QJ-DR2.3M
WERM41QJ-DR2.3N
WERM41QJ-DR2.3O
WERM41QJ-DR2.3P
WERM41QJ-DR2.3Q
WERM41QJ-DR2.3R
WERM41QJ_SP3.0
WERM41QJ-FAP1.0
WERM41QJ-WMP1.0

RECOMMENDATION: It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

SITE DESCRIPTION

The application relates to West Park Lodge Farm, Broxhill Road, Havering-atte-Bower. The land at West Park Lodge Farm is arranged with a residential dwelling to the front, an outbuilding, and an series of commercial storage and light industrial premises to the rear. The site is located within the Metropolitan Green Belt, does not contain listed buildings nor is located in a conservation area.

DESCRIPTION OF PROPOSAL

Planning permission is sought for alterations to two existing commercial units and change of use to two dwellings, the demolition of a third commercial unit and two adjacent ancillary buildings, alterations to extent of garden to existing dwellings and new fencing, reduction of area of hardstanding to create garden and parking areas for the new dwellings and provision of cycle storage sheds and refuse storage areas for the new dwellings.

RELEVANT HISTORY

- * P1214.88 - New house & residential (Approved)
- * P2262.88 - Staff facilities & overnight accommodation (Approved)
- * P1044.91 - Additional barn to serve existing stables (Refused)
- * P0459.93 - Use of rear stables for general equestrian purposes (Approved)
- ENF/331/25 construction of track and apron in Metropolitan Green Belt
- P1578.23 Proposed first floor extension to house and new access into site
 Apprv with cons 24-01-2024
- P1579.23 External and internal alterations to existing ancillary outbuilding to include front and rear dormers and front and rear roof lights. New window to east facing elevations
 Apprv with cons 28-06-2024
- P0284.22 External and internal alterations to existing ancillary outbuilding to include 2x front roof lights
 Apprv with cons 29-04-2022
- P2076.21 External and internal alterations to existing ancillary outbuilding to include 2x front roof lights
 Apprv with cons 02-02-2022
- D0509.21 Certificate of Lawfulness for Use of existing ancillary outbuildings as a bedroom, bathroom, lounge and kitchen for purposes that are ancillary to the existing dwelling
 PP not required 08-10-2021

F0001.21	Application for Prior Notification of development for 1 steel frame portal barn Pr App Refused	10-03-2021
F0014.20	Application for Prior Notification of development for 2 steel frame portal barns Pr App Refused	13-01-2021
P1566.20	First floor side extension, new vehicular crossover and sliding gate to boundary wall. Apprv with cons	24-12-2020
P0624.20	Proposed first floor extension to house and new access into site. Refuse	07-08-2020
F0003.20	Application for Prior Notification of development for steel frame portal barn Pr App Refused	21-02-2020
P0777.18	Demolition of industrial buildings. Build new block providing 6 dwellings, amenity & parking Withdrawn - Invalid	13-10-2020
P1784.16	Demolition and conversion of existing industrial buildings to form 9no. residential dwellings. Refuse	24-07-2018
P1393.16	Demolition of existing industrial units and erection of 5 no. detached five-bedroom houses with integral garages. Withdrawn	21-10-2016
P1590.15	Demolition of existing industrial units and erection of 5 no. detached five-bedroom houses with integral garages. Withdrawn - Invalid	30-01-2017
P1589.03	Retention of use as a residential dwelling and ancillary outbuildings non compliance with conditions 4, 5 of P1214.88 and condition 3 of P2262.88 Apprv with cons	08-01-2004

CONSULTATIONS/REPRESENTATIONS

Notification letters were sent to surrounding neighbours, including those who adjoin the application site. In addition, a site notice was displayed adjacent to the site and the application was advertised in the local press. No responses were received.

The following comments were made by other stakeholders consulted about the application:

- * Anglian Water - No comment
- * Thames Water - No comments
- * LBH Street Name and Numbering - Application will be required to be street named and numbered.

- * London Fire Brigade (Water Officer) - No additional hydrants required. Works can go ahead as planned.
- * London Fire Brigade (Fire Safety Regulations Team) - Regarding proposals originally submitted, considered there to be insufficient information provided to assess firefighting access arrangements. Following the receipt of fire brigade access plan drawing, satisfied with firefighting access arrangements for proposal.
- * LBH Waste and Recycling - Regarding proposals originally submitted, concerned about waste collection arrangements due to location of bins being too far from RCV collection point. Following the receipt of waste management access plan, satisfied with waste collection arrangements for proposal.
- * LBH Highways - Requested pre-commencement condition pertaining to condition survey in the event the application is approved.
- * LBH Public Protection - No objections subject to conditions pertaining to hours of construction/demolition, sound insulation and a Construction Management Survey as well as an informative relating to the internal layout of the proposal.
- * LBH Urban Design - Concerned about fenestration arrangement and materials

RELEVANT POLICIES

- * NPPF (2024)

- 2. Achieving sustainable development
- 9. Promoting sustainable transport
- 11. Making effective use of land
- 12. Achieving well-designed places
- 13. Protecting Green Belt land
- 14. Meeting the challenge of climate change, flooding and coastal change

- * London Plan (2021)

- Policy D3 - Optimising site capacity through the design-led approach
- Policy D4 - Delivering good design
- Policy D5 - Inclusive design
- Policy D6 - Housing quality and standards
- Policy D7 - Accessible housing
- Policy D11 - Safety, security and resilience to emergency
- Policy D12 - Fire safety
- Policy D14 - Noise
- Policy H1 - Increasing housing supply
- Policy H10 - Housing size mix
- Policy G2 - London's Green Belt
- Policy SI 2 - Minimising greenhouse gas emissions
- Policy SI 8 - Waste capacity and net waste self-sufficiency

Policy E7 - Industrial intensification, co-location and substitution
Policy T4 - Assessing and mitigating transport impacts
Policy T5 - Cycling
Policy T6 - Car parking
Policy T6.1 - Residential parking
Policy T7 - Deliveries, servicing and construction
Policy T9 - Funding transport infrastructure through planning

* Havering Local Plan (2016-2031)

Policy 3 - Housing supply
Policy 5 - Housing mix
Policy 7 - Residential design and amenity
Policy 20 - Loss of Locally Significant Industrial Sites and Non-Designated Land
Policy 23 - Transport Connections
Policy 24 - Parking provision and design
Policy 26 - Urban design
Policy 27 - Landscaping
Policy 35 - On-site waste management

MAYORAL CIL IMPLICATIONS

Contributions would be required under CIL regulations. The scheme would result in the proposed dwellings having a total floorspace of 723.62m², which is rounded up to 724m².

This would translate to a Mayoral CIL (MCIL2) contribution of £18,100 (x £25 per sqm).

As of September 1st 2019, Havering adopted its on community infrastructure levy (HCIL) which has a chargeable rate of £125 per sqm in this location. This translates to a contribution of £90,500.

Each contribution would be subject to indexation.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken as one was not deemed to be necessary. Site photographs provided by the planning agent, Google Street View, aerial view images and submitted drawings were used to assess the site's constraints.

The scheme originally submitted with the application proposed the conversion of Units 1 and 2 into two 4-bedroom residential units with the addition of front porches to both units. During the application process, the porches were omitted from the scheme and there were also amendments to the fenestration design and internal layout (specifically floor-to-ceiling heights) of the proposals and the scheme's landscaping strategy. The original submission also included the removal of trees to the northern boundary of the site but during the application process, revised plans showing the retention of these trees as part of the scheme were submitted. Neighbouring occupants were re-consulted about the revisions.

It is noted that 3D images of the scheme were submitted as part of the application, but the decision notice will only include scaled drawings.

It is noted that the site is currently the subject of an enforcement investigation (reference: ENF/331/25).

PRINCIPLE OF DEVELOPMENT

Policy 20 of the Local Plan (which relates to the loss of locally significant industrial sites and non-designated land) states that the Council will keep under review the provision of locally significant industrial sites and non-designated industrial land as part of its commitment to ensuring that Havering has a strong and prosperous economy.

The existing use of West Lodge Farm is car repairs and storage (warehousing), with the use class comprising of a combination of B8 storage including warehousing and B2 general industrial.

According to the employment statement submitted in support of this application:

- Unit 1 is used by a specialist automotive service and storage company
- Unit 2 is used as storage by five separate companies
- Unit 3 is also used as storage by a mobile fitting service

The supporting statement indicates that following completion of the proposed development, none of the existing employment uses would be retained on the site (including the car parking area to the south of the site) and the companies using the site would be required to relocate elsewhere.

With regards to the acceptability of the loss of the employment at the site, the Council's Employment Land Review does not identify the site as a locally significant industrial site or as a non-designated site.

Furthermore, Policy 20 states that in considering proposals for the loss of LSISs and non-designated industrial land, the Council will take into account the wider land-use objectives of the Local Plan because the release of land which is no longer needed for employment use may assist in securing these.

The Local Plan identifies that the strategic objectives of the Local Plan include to;

- Increase the supply of high quality housing in Havering by a minimum of 18,930 dwellings over the Plan period
- Ensure an appropriate mix of dwelling sizes and tenures to meet the needs of Havering's increasingly diverse population
- Ensure that existing infrastructure is enhanced to support the planned growth in Havering

The scheme proposed would result in the creation of two 4-bedroom homes within the site, which would increase the supply of housing within the borough. The quality of the existing buildings within the site would be improved to facilitate the provision of much needed family homes within the borough and this would contribute to the scheme assisting in securing the wider land use objectives

of the Local Plan.

On balance, therefore, the loss of employment at the site is considered acceptable.

The application site is over 1000 square metres, which triggers the Council's Affordable Housing policy (Local Plan Policy 4) due the site area.

This policy requires all developments of 10 or more dwellings or residential developments with a site area of more than 1,000 sq m are required to provide at least 35% affordable housing based on habitable rooms (gross).

The scheme does not include provision for affordable housing and a viability assessment was not submitted with the application. When asked to justify why no affordable housing was included as part of the scheme, the agent responded that it would not be reasonable to apply the requirement for affordable housing to this site. They were of the view that the conversion and selling of one of the buildings as an affordable home would have high running costs and therefore mean it would not be affordable in practice to future occupants. They also considered that revising the scheme so as for it to accommodate additional dwellings within the buildings was unlikely to be acceptable to the Local Planning Authority and that demolishing the existing commercial units within the site to facilitate the construction of new affordable homes would require significantly more investment to develop and to obtain approval for compared with the proposed reuse of existing buildings.

Whilst Policy 4 of the Local Plan would usually require a site of this size to provide affordable housing, it is noted that in this case the proposal does not involve redevelopment of the site, rather a conversion of two existing structures on the site. Given the particular nature of the proposals, it is considered unlikely that the development could reasonably provide for affordable housing. In reference to part 7.2.9 of Policy 4, the conversion of existing buildings within the site is not considered to be an under-development of the site. In view of the particular circumstances of the development, therefore, on balance, the lack of affordable housing within the scheme is not considered to be a failure of the application.

GREEN BELT IMPLICATIONS

The application site is situated within the Green Belt. Planning policy for proposals affecting the Green Belt are set out in paragraph 153 of the NPPF. Specifically, this paragraph states "when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness (footnote 55). Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations." Footnote 55 states "other than in the case of development on previously developed land or grey belt land, where development is not inappropriate".

Paragraph 154 of the NPPF goes on to say that development in the Green Belt is inappropriate unless one of a range of exceptions specified in that paragraph would apply.

Paragraph 154 (g) states that an exemption is "limited infilling or the partial or complete

redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt".

The proposal would retain the existing largest units 1 & 2 and convert them to residential. There would not be any significant increase in the height and bulk of the buildings to accommodate this. An existing building (unit 3), which lies close to the north-western corner of the site, would be removed. The proposal would introduce residential curtilage to the rear of the dwellings but this is within a contained area and is not considered to result in undue suburban sprawl, particularly having regard to the existing developed nature of the site. Hard standing and parking provision is within a central courtyard area. Having regard to the current site condition and characteristics and the nature of the development proposed, it is not considered that the proposal could be regarded as causing substantial harm to the openness of the Green Belt. As such, the proposal is not considered as inappropriate development in the Green Belt.

Conditions would however be required to remove permitted development rights and to control boundary enclosures.

Furthermore, paragraph 154 (iv) provides that the re-use of buildings is not inappropriate development provided that the buildings are of permanent and substantial construction.

The current use of the land where the units in question are located would be changed to residential as a result of the proposals. The existing buildings within the site (Units 1 and 2) would be re-used as part of their conversion to residential and are of a permanent and substantial construction. The proposals would alter the buildings 1 & 2 but with no changes to their existing footprint and instead would lead to a reduction in the built area within the site (through the demolition of unit 3 and the existing ancillary outbuildings), it is not considered that the scheme proposed would cause substantial harm to the openness of the Green Belt.

There is also an area to the south of the site, which is currently used as a parking area. The use of this area appears to be unauthorised. The application states that this will be reverted to a grassed area. The removal of this unauthorised area of hardstanding would be to the benefit of the overall openness of the grassed area and, as it forms part of the proposal, is appropriate to require this as part of the development. Whilst it is outside of the red line plan, it is outlined in blue, and therefore its reversion to grassed area could be secured by condition.

As the proposal is not inappropriate development in principle, it is not deemed necessary to consider the question of very special circumstances per paragraph 154 or the criteria set out in paragraphs 155, 156 or 157.

DENSITY/SITE LAYOUT

The space standards set out in Table 3.1 of the London Plan (Policy D6) identify that 4 bedroom dwellings (for 8 persons) with 1 storeys should have a Gross Internal Area (GIA) of 117sqm, including 3sqm of built-in storage space. Policy D6 also sets out minimum standards for the bedroom sizes, floor-to-ceiling heights and storage areas of new dwellings.

The GIA of both new residential units would significantly exceed the minimum requirements and

both units would also comply with the criteria for bedroom sizes, storage areas and floor-to-ceiling heights. The units would also be dual aspect as required.

It is acknowledged that the main source of outlook from bedroom 1 and the master bedroom of Unit 1 would be just 5m away from trees along the northern boundary of the site. Such an outlook is not considered to be so harmful so as to warrant a refusal of the application however and would be a matter of choice for future occupants. Conditions will however be imposed with regard to works to trees during construction and requiring a detailed landscape plan to be submitted. The application does not provide sufficient information with regard to landscaping details as submitted.

New dwellings must also demonstrate an acceptable arrangement of private amenity space. The widths and depths of the private amenity space for both residential units would meet the minimum requirements, with Unit 1 having more than 900sqm of amenity space and Unit 2 over 1500sqm. Therefore, the size of the amenity area of both units are judged to be acceptable for the occupants of a 4B8P unit.

Furthermore, it is also considered that the subdivision of the rear garden environment of 'Dwelling A' as depicted on the proposed block plan would be acceptable.

The site layout of the proposed scheme is thus judged as acceptable.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed developments would result in the addition of windows, doors and rooflights to both units 1 and 2 to facilitate their conversion into residential units.

The design of the proposed openings are considered to be acceptable and therefore no objections are raised to the proposals from a visual standpoint.

The proposed development would result in a new dwellinghouse where there is a need to balance built form, massing and architectural design on any additions, enlargement or alterations to the building. Therefore, in the event this application is approved, a condition will be imposed to restrict the permitted development rights of the proposed new dwellings.

IMPACT ON AMENITY

Consideration has been given to the impact of the proposals on neighbouring amenity, particularly in terms of overshadowing, loss of light, outlook and privacy.

It is not considered that there would be any material loss of light, overshadowing, outlook or privacy to neighbouring properties from the proposed developments. Whilst the provision of residential units dwelling in the location proposed would introduce new/additional views, it is not considered they would be unusual or unneighbourly in the suburban environment.

As the proposed openings to the rear elevation of Unit 1 would face a 2m high close boarded fence, they are not deemed to result in overlooking or loss of privacy to 'Dwelling B' or its rear garden environment. They are windows to non-habitable rooms or secondary light sources in any event so

can be obscure glazed by condition. At first floor there are only rooflights. The east facing rooflights to the master bedroom directly overlook the amenity area of unit B so this should be obscure glazed up to 1.7m above internal floor level and fixed by condition. This is considered to be an acceptable arrangement, as this is not the sole window to the bedroom.

It is therefore not considered that there are any direct amenity grounds with which to withhold permission on amenity grounds.

HIGHWAY/PARKING

Based on TFL's Webcat planning tool, most of the application site lies within a PTAL of 0 though some of is also situated within a PTAL of 1. This indicates very poor access to public transport.

Policy 24 of the Havering Local Plan states that for residential development with 3+ bedrooms at this location within a PTAL of 0-1 would require a minimum of 1.5 spaces per unit. The submitted drawings show there would be space for three cars per unit, which would exceed these requirements. The number of parking spaces proposed as part of the scheme would be acceptable as they are within the hardsurfaced central courtyard area. Conditions can be applied for permeable paving and provision of electric vehicle charging points.

As recommended by the Council's highways department, in the interests of highways safety, a pre-commencement condition requiring a condition survey to be carried out of the carriageway and footways fronting the application site will be imposed.

REFUSE STORAGE

The submitted plans show that there would be provision for refuse storage facilities within the application site.

A Waste Management Access Plan was submitted with the application. It shows that refuse collection vehicles would be required to drive into the site on collection days. The Waste Management Access Plan was reviewed by the Council's Waste and Recycling team and deemed to be acceptable.

CYCLE STORAGE

The submitted plans show that there would be provision within the site for cycle storage and is considered acceptable.

FIRE SAFETY

It is noted that the London Fire Brigade (Fire Safety Regulations Team) considered in relation to the scheme originally submitted that there was insufficient information provided to assess firefighting access arrangements. However, a fire brigade access plan was submitted during the application process which depicted the firefighting access arrangements for proposal. The London Fire Brigade was re-consulted about this and considered the proposed arrangement acceptable.

OTHER ISSUES

Landscaping

A pre-commencement condition regarding the submission of details about hard and soft landscaping (agreed with the planning agent) for the scheme will also be imposed to ensure the development achieves a satisfactory level of landscape quality.

It is also noted that the submitted drawings show an existing car parking area to the south. The agent clarified via email during the application process that the area is within the applicant's ownership and the plans indicate that it would be reverted to soft landscaping as part of the proposals. To ensure that the existing car parking area as shown on the plans is reverted to soft landscaping as indicated as part of the submission, a condition will be imposed preventing the occupation of the development approved until the car parking area has been removed and has been re-laid with soft landscaping.

Biodiversity Net Gain (BNG)

BNG became mandatory for small sites/minors April 2nd 2024. This application was submitted in November 2023 so therefore Biodiversity Net Gain requirements do not apply to this application.

TREES

It is noted that there are trees situated to the north of the application site. Given it is considered that this vegetation contributes to the character of the locality, a condition will be imposed requiring trees near or within the site to be protected in accordance with the requirements of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction'.

KEY ISSUES/CONCLUSIONS

The proposed development is considered to be acceptable. An APPROVAL is therefore recommended subject to conditions.

RECOMMENDATION:

It is recommended that **planning permission be GRANTED** subject to the following condition(s)

1 SC4 (Time limit) 3yrs

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 SC32 (Accordance with plans)

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:-

For the avoidance of doubt and to ensure that the development is carried out as approved.

3 SC10B (Details of work/material samples) (Pre Commencement)

No above ground works shall take place in relation to the development hereby approved until samples of all materials to be used in the external construction of the buildings 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 materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

4 Non Standard Condition 31

Prior to first occupation of the residential units hereby approved, details of all proposed walls, fences and boundary treatment shall be submitted to, and approved in writing by, the Local Planning Authority. The boundary development shall then be carried out in accordance with the approved details before the development is occupied 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 first occupation will protect the visual amenities of the development and prevent undue overlooking of adjoining neighbours.

5 SC11 (Landscaping) (Pre Commencement Condition)

No works shall take place in relation to any of the development hereby approved and no units occupied until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, 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 commencement will

ensure that the development achieves a satisfactory level of landscape quality.

6 SC34C (obscure/non-opening & 1.7m above ground level).

The proposed windows on the east facing rear elevation of Unit 1 shall be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason - In the interest of privacy and to protect the amenity of the adjacent neighbours

7 Non Standard Condition 34

The proposed velux roof lights on the east facing roof slope of Unit 1 serving the bedroom shall be obscure glazed and non-opening, unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason:- In the interests of privacy.

8 SC46 (Standard flank window condition)

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 plans) 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.

9 SC45A (Removal of permitted development rights) EDIT DETAIL

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 dwellinghouses hereby permitted, or any detached building erected, 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.

10 SC58 (Refuse and recycling)

Prior to first occupation, refuse and recycling facilities shall be provided in accordance with details shown on the submitted and approved plans. The refuse and recycling facilities shall be permanently retained thereafter.

Reason:- To protect the amenity of occupiers of the development and also the locality generally.

11 SC59 (Cycle Storage)

Prior to first occupation, cycling storage facilities in association with the proposed development shall be implemented in accordance with the details shown on the submitted and approved plans. The cycle storage facilities shall be permanently retained thereafter.

Reason:- In the interests of providing a wide range of facilities for non-motor car residents and sustainability.

12 SC06 (Parking provision)

Prior to the first occupation of the building hereby approved, 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.

13 Electric Vehicle Parking Active/passive provision required

All off street residential car parking spaces must provide infrastructure for electric or Ultra-Low Emission vehicles. At least 2 spaces shall have active charging facilities, with passive provision for all remaining spaces.

Reason:- To minimise the impact of transport emissions on local air quality.

14 Hard Surface Porus/Run-off - application site

All hard surfaces hereby approved as part of the development (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 application site.

Reason:-

In order to ensure no water run-off from the hard surface which would contribute to risk of flooding.

15 Non Standard Condition 33

Prior to the commencement of any groundworks or development of the site, an existing condition survey shall be carried out of the carriageway and footways fronting the application site. The survey shall include a site location plan demarcating the location of photographs taken and shall be submitted in writing to the Local Planning Authority. Any damage to the highways caused by construction works shall be reinstated by the developer.

Reason: In the interests of highway safety.

16 Non Standard Condition 35

During construction of the development hereby permitted, any trees within or near to 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 ground works and shall be retained for the entire period of the duration of any works

at the site in connection with the development hereby permitted.

Reason:-

In order to maintain the existing vegetation at the site which makes an important contribution to the character of the area and to accord with Local Plan Policy 27.

17 SC62 (Hours of construction)

No demolition or 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 demolition or 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 protect residential amenity.

18 SC86 Minor Space Standards

Minor (up to 9 units):

All 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 national optional technical standards as required by Policy D7 of the London Plan.

19 SC87 Water Efficiency

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

Reason: In order to comply with national optional technical standards as required by Policy SI5 of the London Plan.

20 Non Standard Condition 36

No part of the development hereby approved shall be occupied until the existing car parking area shown on the drawing 'WERM41QJ_BP3.4' has been removed and the area re-laid with soft landscaping, in accordance with details which shall have been previously submitted to and approved in writing by the Local Planning Authority.

Reason:-

To ensure that the development is carried out as approved.

21 Heating Strategy

Any boilers installed in the dwelling(s) hereby approved shall be Ultra-Low NOx boilers with maximum NOx Emissions less than 40 mg/kWh. Where any installations do not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. The installation of the boilers shall be carried out in strict accordance with these details and shall

thereafter be permanently retained.

If the heating strategy is to be provided by an Air Source Heat Pump, or similar, they shall be designed to comply with the provisions of the Microgeneration Installation Standard: MCS 020 "MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises". The air source heat pumps shall be provided on site prior to first occupation of the dwellings. Any installation not meeting this standard will require a separate application for planning permission.

Reason: To reduce impact on building emissions on local air quality and to ensure any air source heat pumps installed maintain amenity.

INFORMATIVES

1 Highways Informatives

Changes to the public highway (including permanent or temporary access)

- 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 is required (whether temporary or permanent), there may be a requirement for the diversion or protection of third party utility plant or highway authority assets and it is recommended that early involvement with the relevant statutory undertaker takes place. The applicant should email environmentbusinesssupport@havering.gov.uk for further information. Please note that unauthorised work on the highway is an offence.

Highway legislation

- 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 work on the highway is an offence.

Temporary use of the public highway

- 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 licence from the Council. If the developer required scaffolding, hoarding or mobile cranes to be used on the highway, a licence is required and Street Management should be contacted to make the necessary arrangements. Please note that unauthorised use of the highway for construction works is an offence.

Surface water management

- The developer is advised that surface water from the development in both its temporary and permanent states should not be discharged onto the highway. Failure to prevent such is an offence.

2 Non Standard Informative 1

The internal layout of dwelling shall be designed, as far as practicable, so that the more

sensitive living areas, in particular bedrooms, are located on facades facing away from the noise source.

Double-glazing 6mm.12mm.6mm with opening provided with pressure seals in either hardwood or UPVC frames, with acoustically treated trickle ventilators.

A ventilation system that will involve ducting air through the houses, with fresh air obtained either through sound insulated air inlets or from inlets on the quieter side of the buildings

3 Approval and CIL (enter amount)

The proposal is liable for the Mayor of London Community Infrastructure Levy (CIL). The Mayoral CIL levy rate for Havering is 25/m² and is chargeable for each additional square metre of residential gross internal (GIA). Based upon the information supplied with the application, £18,100 would be payable due to result in new properties with a combined gross internal floor area of 724m² of GIA, however this may be adjusted subject to indexation.

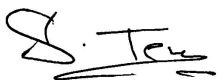
The proposal is also liable for Havering Council's CIL. Havering's CIL charging rate for residential is £125m² (Zone A for each additional square metre of GIA. Based upon the information supplied with the application, £90,500 would be payable, subject to indexation.

These charges are levied under s.206 of the Planning Act 2008. CIL is payable within 60 days of commencement of development. A Liability Notice will be sent to the applicant (or anyone else who has assumed liability) shortly and you are required to notify the Council of the commencement of the development before works begin. Further details with regard to CIL are available from the Council's website.

4 Approval following revision ENTER DETAILS

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework, improvements required to make the proposal acceptable were negotiated with the agent via email. The revisions involved amendments to the internal and external layout of the proposed development. The amendments were subsequently submitted in November 2024.

Authorising Officer:



Suzanne Terry

16th September 2025