

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

Mr Adrian Barker
11
Pinewood Road
Hordle
Lymington
SO41 0GN

APPLICANT

Countryside Partnerships Plc
C/O Agent
C/O Agent

APPLICATION NO: P1534.24

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: Construction of a new railway station ticket office on the C2C line.
Revised plans received

Location: Station site, Phase 1, Halewood Way
Beam Park

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 five 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 approved shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

SK_020 (Rev. H), BPS_A-PL_PLAN_0133, BPS_A_PL_ROOF_0134,
BPS_A_PL_ELE_WEST_0250, BPS_A_PL_ELE_EAST_0251,
BPS_A_PL_ELE_SOUTH_0252, BPS_A_PL_ELE_NORTH_0253, BPS_A_SK_SEC_0413,
and BPP2-BA-A1-ZZ-DR-C-6020 (Rev. P01).

The approved development shall thereafter be retained as such for as long as the development remains in existence.

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

- 3 Prior to the commencement of the development hereby approved, details of all features designed to allow for the safe and convenient access and egress into the station from the public highway shall be submitted to, and approved in writing by, the Local Planning Authority. Any proposed ramps shall have a maximum gradient of 1:20 (5%) with flat landings at the top and bottom, handrails, a minimum width of 1.5 metres, and shall be finished in non-slip surfacing, to allow for their convenient use by people in wheelchairs and other users.

The approved details shall be implemented as part of the development and permanently retained as such thereafter.

Reason: To achieve the highest standards of accessible and inclusive design in accordance with Policy D5 of the London Plan (2021)

- 4 Prior to the commencement of the development hereby approved, a Construction Logistics Plan (CLP) and a Construction Management Plan (CMP) shall be submitted to, and approved in writing by, the Local Planning Authority, to minimise impacts to the local highway network and to control noise, vibration and air pollutants generated as a result of the construction process. These documents shall be prepared in accordance with the London Freight Plan, 'The control of dust and emissions from construction and demolition' Supplementary Planning Guidance, BRE Pollution Control Guides 'Controlling particles and noise pollution from construction sites' and 'Controlling particles, vapour and noise pollution from construction sites', and the IAQM's 'Guidance on the assessment of dust from demolition and construction'.

The CLP and CMP shall include details of (but shall not necessarily be limited to):

- (a) loading and unloading of plant and materials;
- (b) storage of plant and materials;
- (c) programme of works;
- (d) measures for traffic management and encouragement of sustainable modes of transport for workers;
- (e) the parking of vehicles of site personnel and visitors, including a vehicle booking system;
- (f) provision of boundary hoarding and visibility zones of construction traffic routing, depicting a

readily visible 24-hour contact number for queries or emergencies;

(g) hours of construction (no works or deliveries should be carried out on the site other than between the hours of 08:00 to 18:00 Mondays to Fridays, between the hours of 08:00 to 18:00 on Saturdays, nor at any time on Sundays, Bank or Public Holidays);

(h) means to prevent deposition of mud on the highway;

(i) likely noise levels to be generated from plant and construction works;

(j) a dust risk assessment;

(k) means to monitor, control, and mitigate dust, noise and vibrations;

(l) use of a banksman (if applicable)

(m) haulage routes;

(n) a site plan identifying location of site entrance, exit, wheel washing, hard standing hoarding (distinguishing between solid hoarding and other barriers such as heras and monarflex sheeting), stock piles, temporary buildings, dust suppression, location of water supplies and location of nearest neighbouring receptors;

(o) bonfire policy;

(p) confirmation that a mobile crusher will/won't be used on site and if so, a copy of the permit and intended dates of operation;

(q) confirmation of all Non-Road Mobile Machinery (NRMM) to be used, or a statement confirming that NRMM will not be used. All Non-Road Mobile Machinery (NRMM) and plant to be used on site of net power between 37kW and 560 kW must be registered at <http://nrmm.london/>;

(r) details of any closures of public routes and diversions, demonstrating how time spent closed to the public has been minimised;

(s) the arrangement for monitoring and responding to complaints relating to demolition and construction;

(t) cranes and other tall construction equipment (including the details of obstacle lighting); and

(u) the disposal of waste arising from the construction programme, including final disposal points.

The development hereby approved shall be implemented in accordance with the approved CLP and CMP.

Reason: To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway, and to ensure the development process does not have a significant adverse impact on the amenities of nearby residential properties in accordance with Policies 33 and 34 of the Havering Local Plan (2021) and Policies D14, SI 1, T4 and T7 of the London Plan (2021).

- 5 Prior to the first use of the development hereby approved, and following completion of the measures identified in the approved remediation scheme mentioned in the Phase 1 and Phase 2 Geo-Environmental Interpretive Report and Remediation (Ref: 1923306-R01) (dated October 2024), a Verification Report that demonstrates the effectiveness of the remediation carried out, any requirement for long-term monitoring of contaminant linkages, and the maintenance and arrangements for contingency action, shall be submitted to, and approved in writing by, The Local Planning Authority.

Reason: To protect those engaged in construction and occupation of the development from potential contamination in accordance with Policy 34 of the Havering Local Plan (2021).

- 6 Prior to the first use of the development hereby approved, a Noise Control Report shall be submitted to, and approved in writing by, the Local Planning Authority. This report shall specify the provisions made for the control of noise emanating from the development, particularly in regards to the PA systems.

The approved details shall be implemented as part of the development and permanently retained as such thereafter.

Reason: To prevent loss of amenity to neighbouring residential properties in accordance with Policy 34 of the Havering Local Plan (2021).

- 7 No plant or machinery shall be installed unless it meets, or mitigation is provided, to meet the following standard:

The Rating Level (L_{ar}, Tr) of the plant or machinery shall be at least 10dB below the prevailing background noise level (LA₉₀, T). The measurement position, assessment and definitions shall be made according to BS4142:2014 + A1:2019 'Methods for rating and assessing industrial and commercial sound'.

Any plant and machinery shall be permanently maintained to meet this standard.

Reason: To prevent loss of amenity to neighbouring residential properties in accordance with Policy 34 of the Havering Local Plan (2021).

- 8 If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To protect those engaged in construction and occupation of the development from potential contamination in accordance with Policy 34 of the Havering Local Plan (2021).

- 9 No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants in accordance with Policy 34 of the Havering Local Plan (2021).

- 10 Piling, deep foundations and other intrusive groundworks using penetrative measures shall not be carried out other than with the written consent of the local planning authority.

The development shall be carried out in accordance with the approved details.

Reason: To ensure that any proposed piling, deep foundations and other intrusive groundworks do not harm groundwater resources in line with paragraph 187 of the National

- 11 The development hereby approved shall achieve 'Secured by Design' accreditation awarded by the Havering Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No part of the development hereby approved shall be occupied until accreditation has been achieved.

Reason: To promote the use of security standards and crime prevention, in accordance Policy 26 of the Havering Local Plan (2021).

INFORMATIVE(S)

- 1 A Flood Risk Activity Permit may be required from the Environment Agency prior to any works being carried out. Then Applicant is advised to discuss the proposal with the Environment Agency prior to commencing any development, by contacting their National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk.
- 2 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 3 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the Havering Local Plan, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

Date: 10th October 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.