

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0506.25

WARD: Havering-atte-Bower **Date Received:** 3rd April 2025

ADDRESS: 14 Burland Road
Romford

PROPOSAL: Demolition of the existing single storey bungalow and ancillary structures to allow for the construction of a new two storey terrace of three family dwellings (Use Class C3), with associated car parking, refuse and cycle storage and associated landscaping and boundary treatments.

DRAWING NO(S): Site Location Plan
Bin Store, Bicycle Store Rev 005 20.03.25
005 Rev 007 18.06.25
006 Rev 007 18.06.25
007 Rev 007 18.06.25
009 Rev 007 18.06.25
010 Rev 007 18.06.25
011 Rev 007 18.06.25
012 Rev 007 18.06.25
013 Rev 007 18.06.25
014 Rev 007 18.06.25
015 Rev 007 18.06.25

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

SITE DESCRIPTION

Application site comprises a rectangular plot occupied by a pitched roof detached bungalow located on the southern side of Burland Road, the site is neither listed nor within a Conservation Area.

DESCRIPTION OF PROPOSAL

Demolition of the existing single storey bungalow and ancillary structures to allow for the construction of a new two storey terrace of three family dwellings (Use Class C3), with associated car parking, refuse and cycle storage and associated landscaping and boundary treatments.

1 x 2 storey comprising 3 x 3-bed 5bedroom, with 3 car parking spaces, 2 dedicated cycle storage

to each dwelling, individual waste storage and front landscaping.

By way of background - pre-application advice was sought prior to submission of current proposals under ref: W0222.24

During the course of the application, amendments have been made to the originally submitted proposals. The following changes were received on 19th June 2025:

- The pitch of the gable/side roof profile has been made shallower
- Width reduction of each dwelling
- An additional 500mm set back introduced at the first-floor building line
- Revised design of the entrance porch
- Updated soft landscaping scheme for the front garden

Further details relating to ecology and Biodiversity Net Gain (BNG) were submitted on 5th August 2025. These require additional consultation with Place Services for further comments.

RELEVANT HISTORY

W0222.24 - Demolition of the existing bungalow dwelling and the construction of a new two storey terrace (with rear dormers) comprising 4 no. three bedroom dwellings, with one on-site parking space to the front of each property and individual gardens to the rear.

Officer' comments:

Principle of residential development is acceptable, concerns raised regarding scale and quantum of development, separation distances between the proposed and the site, scale of the proposed rear dormer, residential amenity impact, and landscaping.

CONSULTATIONS/REPRESENTATIONS

Neighbouring occupiers were consulted through direct notification with 8 letters of representation received (multiple comments were made by some residents), the comments made are summarised below:

- disruption to the street
- parking issue
- noise dust and dirt during demolition/construction will affect the air quality
- visual impact from a building site
- loss of light
- increasing pressure on local infrastructure
- cramped and contrived development
- out of character
- overbearing presence and insufficient spatial separation
- eliminate four existing on street parking bays
- inadequate car parking spaces
- direct overlooking of properties opposite and behind the site - privacy

- loss of trees
- affect the price of properties
- only selected houses were notified
- road is in a state of disrepair
- rubbish at the end of the street - the council unable to cope with the rubbish
- rear building line not maintained
- modern materials to be used
- primary school within walking distance

: Comments from local residents have been duly noted. While some concerns, such as potential loss of property value and temporary disruption during construction, are not considered material planning considerations, all other relevant material matters will be fully assessed as part of the planning process.

In addition the following comments were made by other stakeholders:

Thames Water - No objection

Anglian Water - No comments

Environmental Protection - No objection subject to conditions

Highway Authority - No comments received

Fire Brigade (hydrants) - No objection

Fire Brigade - No objection

Waste/Refuse - No objection

Place Services - Trees - No objections subject to conditions

Place Services - Ecology - No objections subject to conditions

RELEVANT POLICIES

Havering Local Plan 2016-2031 Policies 7, 23, 24, 26, 27, 30, 34, 35 and 36.

London Plan 2021, in particular Policies H1, D1, D4, D6, T5, T6.

NPPF 2024

The London Housing Design Guide 2023.

Havering Character Study 2024

MAYORAL CIL IMPLICATIONS

Contributions would be required under CIL regulations. The proposals, minus existing floor-space would result in a net increase of 275m².

This would translate to a Mayoral CIL (MCIL2) contribution of £6,875 (275x £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 £34,375.

Total CIL = £40,250

Each contribution would be subject to indexation.

STAFF COMMENTS

The proposals represent a follow-up development to the pre-application scheme outlined above.

An in-person site visit was not undertaken. In determining this planning application, photos from the supporting statement, Google Street view, aerial view imagery and submitted drawings were used to assess the site constraints.

The main issues in this case are : the principle of development, design, scale and character, residential amenity impact, highway and parking matters.

PRINCIPLE OF DEVELOPMENT

The National Planning Policy Framework 2024 states that housing applications should be considered in the context of the presumption in favour of sustainable development. The London Plan notes the pressing need for housing and the general requirement to improve housing choice, affordability and quality accommodation. The London Plan also (Policy D1) states that development should optimise housing output subject to local context and character.

On the 12th of December 2024, the Government published the Housing Delivery Test result for 2023. The Housing Delivery Test Result for 2023 is 61%. In accordance with the NPPF the "Presumption" due to housing delivery therefore applies.

In terms of housing supply, based on the latest 2024 Housing Trajectory, Havering is able to demonstrate 3.4 years supply of deliverable housing sites. The Havering Local Plan was found sound and adopted in 2021 in the absence of a five year land supply. The Inspector's report concluded:

"85. Ordinarily, the demonstration of a 5-year supply of deliverable housing land is a prerequisite of a sound plan in terms of the need to deliver a wide choice of homes. However, in the circumstances of this Plan, where the housing requirement has increased at a late stage in the examination, I ultimately conclude that the Plan, as proposed to be modified, is sound in this regard subject to an immediate review.

"86. This is a pragmatic approach which is consistent with the findings of the Dacorum judgement. It aims to ensure that an adopted plan is put in place in the interim period before the update is adopted and the 5-year housing land supply situation is established."

The Council is committed to an update of the Local Plan and this is set out in the Council's Local Development Scheme. Therefore, in the meantime whilst the position with regard to housing supply is uncertain, the "Presumption" due to housing supply is applied.

The Presumption refers to the tilted balance set out in Paragraph 11(d) of the NPPF as if the presumption in favour of sustainable development outlined in paragraph 11(d) of the National Planning Policy Framework (NPPF) has been engaged.

Para 11(d) states that where the policies which are most important for determining the proposal are out of date, permission should be granted unless (i) the application of policies in the Framework that protect areas or assets of particular importance provide a strong reason for refusing the development, or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. Fundamentally this means that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

The proposed development would offer a minor contribution to housing supply and delivery and this would weigh in favour of the development. Therefore, the proposal would benefit from the presumption in favour of sustainable development set out in paragraph 11(d) of the NPPF.

DENSITY/SITE LAYOUT

Policy D6 of The London Plan seeks to ensure a high standard of dual aspect accommodation, with acceptable outlook and includes minimum floor space standards, minimum floor to ceiling, acceptable bedroom standards, level approach with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures. In this case the requirement for a 3b5p dwelling over two storey is 93 sqm. The proposal includes floor space of approximate 128 sqm each to comply with the minimum standards, and with the other policy requirements.

While the density increases from one to three dwellings, this is considered acceptable given the plot size and the suburban context, where terraced and semi-detached forms are present nearby.

Each unit is designed to provide a sizeable and functional rear garden area, ensuring compliance with relevant planning policy.

In addition the proposed dwellings would be dual aspect and acceptable outlook and daylight received to all habitable rooms.

A new dwelling would require accessibility in accordance with M4(2) of the Building Regulations. Circulation and accessibility would need to be appropriate internally and externally to ensure the dwellings are accessible and adaptable, this can be achieved via condition if minded to approve.

Given the above, the proposal would not result in overdevelopment, and would be acceptable and complies with policy.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The Framework states that the creation of high quality buildings and places is fundamental to what

the planning and development process should achieve. It goes on to set out that good design is a key aspect of sustainable development, in so far as that it creates better places in which to live and work and helps make development acceptable to communities. However an overarching consideration is the desirability of maintaining an area's prevailing character and setting (including residential gardens), of promoting regeneration and change; and the importance of securing well-designed, attractive and healthy places. The framework requires that permission is refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

Policies 7 and 26 of the Havering Local Plan 2016-2031 are also applicable and relate to residential design and the urban environment.

As with many areas of the Borough, there is a mix of building types in the locality. It is evident that the scheme has sought to take design cues from nearby dwellings, in particular the immediate adjoining two storey terrace to the east (nos. 16 - 22).

The proposed development introduces a terrace of three two-storey dwellings in place of a single detached bungalow. The design adopts a traditional pitched roof form, consistent with the prevailing character of Burland Road. Materials and fenestration appear to complement the surrounding housing stock. Although the proposed materials are a newer variation of those found on site and in the surrounding area, this is considered acceptable. It may not be feasible to source identical bricks in terms of colour, as brick types and finishes evolve over time. Furthermore, the property is neither listed nor located within a conservation area, so the use of similar materials is appropriate. The use of high-quality and appropriate materials can be secured through a suitably worded planning condition. In addition, the applicant would be encouraged to re-use some materials from the demolition where possible (see the sustainability section).

The proposed development has been designed to respect the established building line along Burland Road and maintain appropriate relationships with adjoining properties. The amended rear building line would be some 1.1m deeper than the adjoining neighbour at first floor level.

The layout shows that the new dwellings are aligned with the prevailing front building line. This ensures that the development does not project forward in a way that would appear intrusive or out of character, with the fact that the width and appearance would be similar to others in the immediate vicinity.

In terms of separation, the proposed dwellings maintain a reasonable distance from the side boundaries, broadly consistent with the pattern of development in the street. The proposals would be set in further than the existing structures on site, including the garage. It is acknowledged that the proposed development would be two storey which is different from the existing single storey on site, however, given similar building lines, it would be considered acceptable.

Overall, the scheme respects the established urban grain and provides adequate separation to safeguard the amenity of adjoining occupiers, in line with local planning policy and design guidance.

The proposed scale and massing are broadly in keeping with local character, and would therefore be acceptable to comply with The National Planning Policy Framework which promotes and supports the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained. As such the proposals is regarded as

being compliant with the objectives of the Havering Local Plan 2016-2031, specifically Policies 7 and 26, as well as the NPPF and London Plan 2024. Whilst acceptable in its own right consideration is also given to the requirements of NPPF Para 11(d).

IMPACT ON AMENITY

Policy 7 of the Havering Local Plan 2016-2031 (HLP) states that planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of sunlight/ daylight, overlooking or loss of privacy, noise, vibration and disturbance to existing and future residents. This policy is to be read in conjunction with Policy 26 however the objectives are reflected in Policy 34 also which states that development will not be permitted where it would unduly impact upon amenity, human health and safety and the natural environment by noise, dust, odour and light pollution, vibration and land contamination.

The terrace introduces additional built form, but given its alignment and height, overshadowing impacts are likely minimal.

The separation distances to adjacent properties are generally maintained, with the first floor deeper than the rear building line of no. 16 by 1.1m, reducing overbearing impact.

Given that the proposed rear windows would overlook private rear garden spaces, similar to the existing first-floor rear windows at Nos. 16-22, no greater loss of privacy is anticipated.

The relationship between the proposed dwellings and the rear gardens of properties on Felstead Road would mirror the existing arrangement between Nos. 16-22 Burland Road and the rear gardens of properties on Ascension Road. Given the separation distance of approximately 14m and the long garden nature of properties fronting Felstead Road, no significant loss of privacy is anticipated to warrant a refusal.

The revised scheme as currently proposed would not result in undue impacts on the amenity of nearby occupiers, and would therefore be considered acceptable and policy compliant.

The introduction of two additional vehicular access to the existing crossover would not be considered to present an unacceptable relationship, given the low level of anticipated movement that the development might attract.

Other issues raised regarding dirt, noise and disturbance etc arising from the construction and use of the premises are not considered to be out of keeping in construction environment, and it is expected to be for a limited time. This can as well be controlled by an appropriate condition to ensure the protection of amenity of neighbours.

The proposed development is compliant with the objectives of Policies 7, 26, 27 and 34 of the Havering Local Plan 2016-2031, as well as the objectives of the Framework with regards to amenity.

HIGHWAY/PARKING

The site has a PTAL rating of 2, and therefore Policy T6.1 of the London Plan is applicable.

The proposed development would require up to one car parking space per dwelling. The scheme includes on-site parking to the front of each unit, accessed directly from Burland Road. This arrangement aligns with the existing street pattern and is not expected to give rise to significant highway safety concerns. While the increase in dwellings will result in additional vehicle movements, the local road network is considered capable of accommodating this. The parking provision is in accordance with the requirements of London Plan Policy T6.1.

In terms of cycle storage and waste/recycling provision, the middle dwelling proposes facilities to the front of the site, while the two end dwellings incorporate waste storage within their rear gardens, facilitated by side access. This arrangement is deemed acceptable, with no objections raised by the Council's waste or highway teams.

A compliance condition is considered necessary to secure the implementation of the cycle and waste storage facilities as shown on the submitted plans prior to occupation.

OTHER ISSUES

Permitted Development rights

The site is subject to limitation for permitted development rights for any extensions, enlargements or alterations. Under the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (the GPDO), Schedule 2, Part 1, there is the potential for the dwelling to be extended further (potentially by an additional 6m to the rear under the larger home extension prior approval scheme, or upwards by additional storey). Consequently, this has the potential to create an excessively large dwellings, and has the potential to result in overdevelopment of the site, which would be inappropriate for the streetscene, and the area more generally. Therefore limiting the ability of future occupants from extending the property under the GPDO would protect the character and appearance of the property and the area more generally without necessarily prejudicing the land owner(s); who can always submit a further planning application if need be. Therefore, such a condition would be required on any grant of planning permission.

Trees

Some concern has been raised over potential damage to trees in adjoining sites through construction and as a result of the development more broadly.

An Arboricultural Impact Assessment (AIA) was submitted with the application which was reviewed by the Council's Arboricultural consultant and considered acceptable with appropriate conditions.

Ecology/BNG

Following the objections raised by the Ecology team, additional details were provided in the course of the application which was reviewed and considered acceptable subject to conditions.

Sustainability

The proposal involves the demolition of an existing bungalow and the erection of a terrace comprising three family dwellings. While the development would result in the loss of the existing structure, it presents an opportunity to promote sustainable construction practices. It is recommended that the applicant consider reusing materials from the demolished building, such as bricks, roof tiles, and timber where feasible, in the construction of the new dwellings. This approach would align with the principles of the circular economy and contribute to reducing construction waste, in accordance with Policy 36 of the Local Plan and the sustainability objectives of the NPPF.

As the applicant has not specified the proposed heating strategy for the development, officers consider it appropriate to impose conditions relating to both a boiler and an air source heat pump. This approach ensures the applicant can comply with whichever condition is applicable, without restricting the development to a single heating strategy.

Pre-commencement conditions

The applicant has confirmed their agreement to all the pre-commencement conditions imposed - see civica for the applicant's email confirmation.

KEY ISSUES/CONCLUSIONS

Upon full assessment of the submitted materials supporting the application, taking into account all material considerations, it is considered that the objectives of the development plan have been met, and it is therefore recommended that Planning permission should be granted for the reasons set out above subject to the attached conditions.

RECOMMENDATION:

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

1 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 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 Materials

No above ground works shall take place in relation to any of 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 Demolition and Construction Methodology - (Pre-Commencement)

No works shall take place in relation to any of the development hereby approved until a Demolition and Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers is submitted to and approved in writing by the Local Planning Authority. The statement shall include details of:

- a) parking of vehicles of site personnel and visitors;
- b) storage of plant and materials;
- c) dust management controls;
- d) measures for minimising the impact of noise and ,if appropriate, vibration arising from construction activities;
- e) predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the Local Planning Authority;
- f) scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authorities;
- g) siting and design of temporary buildings;
- h) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- i) details of disposal of waste arising from the demolition and construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded.
- j) A plan showing where vehicles will be parked within the site to be inspected for mud and debris and cleaned if required. The plan should show where construction traffic will access and exit the site from the public highway.
- k) A description of how the parking area will be surfaced, drained and cleaned to prevent mud, debris and muddy water being tracked onto the public highway;
- l) A description of how vehicles will be checked before leaving the site - this applies to the vehicle wheels, the underside of vehicles, mud flaps and wheel arches.
- m) A description of how vehicles will be cleaned, how dirty/ muddy water be dealt with after being washing off the vehicles and a description of any contingency plan to be used in the event of a break-down of the wheel washing arrangements.

And the development shall be carried out in accordance with the approved scheme and statement.

Reason:-

Insufficient information has been supplied with the application in relation to the proposed demolition, construction methodology and wheel washing facilities. Submission of details prior to commencement will ensure that the method of construction and the wheel washing facilities provided prevent materials from the site being deposited on the adjoining public highway, in the interests of highway safety and protects residential amenity.

5 Landscaping

Notwithstanding the indicative details shown on the plans hereby approved, before first residential occupation of the development, a scheme of hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority and shall include the following.

A. Soft Landscaping scheme shall include:

- a) Planting plan;
- b) Written specifications (including cultivation and other operations associated with trees, plants and grass); and
- c) Schedules of plants and trees, setting out the species, sizes, numbers/densities and soil depths.

The scheme shall also include a programme setting out how the plan will be put into practice including measures for protecting plants and trees both during and after development has finished.

The new planting shall be carried out in accordance with BS 8545 (2014) 'Trees: from nursery to independence in the landscape' in the first planting and/or seeding season following the first occupation of the residential buildings hereby permitted or the substantial completion of the development, whichever is the sooner and shall comply with the requirements specified in BS 3936 (1992) 'Specification of Nursery Stock Part 1 Trees and Shrubs', and in BS 4428 (1989) 'Recommendations for General Landscape Operations'. None of the new trees, plants or shrubs planted shall be lopped or topped within a period of five years from the completion of the development. Any trees, plants or shrubs, which, within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, in accordance with the approved scheme. The approved landscaping scheme shall be maintained thereafter.

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 the first occupation of the dwelling hereby approved will ensure that the development achieves a satisfactory level of landscape quality to accord with Policies 27 and 30 of the Council's Local Plan.

6 Boundary treatment

Notwithstanding the details shown on approved plans, prior to any above ground works 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 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 commencement will protect the visual amenities of the development and prevent undue overlooking of adjoining property.

7 Refuse and recycling

Notwithstanding the details shown on submitted drawings, no building shall be occupied or use commenced until refuse and recycling facilities are provided in accordance with the 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 (Local Plan Policy 35).

8 Cycle Storage

Notwithstanding the details shown on submitted drawings, no building shall be occupied or use commenced until cycle storage is provided in accordance with the approved plans. The cycle storage shall be permanently retained thereafter.

Reason:-

In the interests of providing a wide range of facilities for non-motor car residents and sustainability (London Plan (2021) Policy T5).

9 Crossover

No part of the development hereby approved shall be occupied until access to the highway has been completed in accordance with the approved details on plan nos. 005 and 006 Rev 007 18.06.25.

Reason:-

To ensure construction of a satisfactory access and in the interests of highway safety, good design, traffic movement and amenity in accordance with Policy 24 of the Havering Local Plan.

10 Hard surfaces

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.

11 Biodiversity Method Statement

No development shall take place (including any demolition, ground works, site clearance) until a Biodiversity Method Statement for mobile protected and Priority species has been submitted

to and approved in writing by the local planning authority.

The content of the method statement shall include the following:

- a) purpose and objectives for the proposed works;
- b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
- c) extent and location of proposed works shown on appropriate scale maps and plans;
- d) timetable for implementation, demonstrating that works are aligned with the proposed phasing of construction;
- e) persons responsible for implementing the works;
- f) initial aftercare and long-term maintenance (where relevant);
- g) disposal of any wastes arising from works.

The works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.

Reason:-

To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended), s40 of the NERC Act 2006 (as amended) and s17 Crime & Disorder Act 1998.

12 Biodiversity Enhancement Strategy

Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Roost Assessment (4 Acre Ecology Limited, August 2025), shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

Purpose and conservation objectives for the proposed enhancement measures;
detailed designs or product descriptions to achieve stated objectives;
locations of proposed enhancement measures by appropriate maps and plans (where relevant);
persons responsible for implementing the enhancement measures; and
details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter."

Reason:-

To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

13 Building Emissions

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.

Reason:-

To minimise the impact of building emissions on local air quality.

14 Air Source Heat Pumps

Any air source heat pumps installed in the dwelling(s) hereby approved shall be designed to comply with "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.

Reason: To protect the amenity of noise sensitive premises from noise from mechanical plant. The hereby permitted air source heat pump shall retained and maintained in accordance with the Microgeneration Installation Standard: MCS 020.

15 Working Hours

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works, including any works of demolition; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason:-

To protect residential amenity and to accord with Policy 7 of the Council's Local Plan.

16 Parking provision

Prior to the first occupation of the proposed dwellings 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, and that the development accords with Policy 24 of the Havering Local Plan.

17 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 Policy SI 5 of the London Plan.

18 SC86 Minor Space Standards

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 Tree Protection AMS (Pre-commencement)

Before the development hereby permitted commences at the site, a AMS and TPP in accordance with the requirements of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction' for all the trees located 14 Burland Road Romford RM5 3RD shall be submitted to and approved in writing by the Local Planning Authority. The protection measures as approved shall be undertaken at the site before any work in connection with the development hereby permitted commences at the site, and shall be retained for the entire period of the duration of any work at the site, in connection with the development hereby permitted, within the fence or other means of enclosure surrounding the trees, no activities associated with building operations shall take place unless previously agreed in writing by the Local Planning Authority.

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 Policy 27 of the Council's Local Plan.

20 PD

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 no extension or enlargement (including additions to roofs) shall be made to the dwellings 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.

21 EVP

Prior to the first occupation of the development hereby approved, the residential parking space(s) shall be provided with active vehicle charging facilities for electric or Ultra-Low Emission vehicles.

Reason:-

Provision prior to first occupation of the proposed dwellings hereby permitted will ensure that the development adequately incorporates measures to allow the use of electric vehicles by future occupiers in accordance with Policy T6.1 of the London Plan.

INFORMATIVES

1 Approval following revision

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 39 of the National Planning Policy Framework, improvements required to make the proposal acceptable were negotiated with the agent in writing/by telephone. The revisions involved alterations to the roof design, reduction in depth at first floor level, reduction in the width of each dwelling, front porch redesign and landscaping reconfiguration. Additional details required regarding ecology and biodiversity net gain. The applicant was also asked to consider the objectives of the Council's characterisation study. The amendments were subsequently submitted on 19-06-2025 with further details submitted 05-08-2025.

2 CIL

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, £6,875 would be payable due to result in new properties with a combined gross internal floor area of 275m² 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, £34,3750 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. You are also advised to visit the planning portal website where you can download the appropriate document templates at

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

3 Non Standard Informative 1

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be London Borough of Havering.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Authorising Officer:

A handwritten signature in black ink, appearing to read 'Neil Goate', written in a cursive style.

Neil Goate

17th October 2025