

London Borough of Havering
Planning Service,
London Borough of Havering,
Town Hall,
Romford,
RM1 3BB

10th October 2025

For the attention of Habib Neshat

Dear Sir,

Former Angel Way Retail Park, Angel Way, Romford, RM1 1JH
Discharge of Planning condition 9 scheduled to Planning Permission Ref: P1921.20 dated 8th October 2025

Planning Permission Ref: PP-14400233

Please find enclosed on behalf of the Applicant, Regency Homes Limited, an application for the discharge of Condition 9 of planning permission ref: P1921.20. The application has been submitted online via the planning portal and the requisite fee of £298 has also been paid online.

Planning Permission P1921.20 was granted by the London Borough of Havering on the 8th October 2025 for:

Removal of condition No. 28 (Delivery and Servicing) of planning permission P2246.07 dated 14/12/2009 (The development proposed is a new mixed-use development of 350 residential units, a 63-bedroom hotel, ground-floor mixed retail, basement car parking and a new public square)

Condition 9 of said planning permission requires the following:

The relevant phase of the development hereby permitted shall not be occupied until all the bicycle racks shown on drawings Nos 2503/AP/09A and 2503/AP/1 OB and a maximum of 150 residential car-parking spaces and the 30 hotel car-parking spaces shown on drawing No 2503/AP/09A have been constructed and made available for use relevant to that phase of the development. Any changes to the approved bicycle and car parking layouts must be submitted and approved in writing by the local planning authority. Thereafter the bicycle racks and carparking spaces shall be kept available at all times for the parking of bicycles and cars respectively.

The original planning permission was granted in 2009 and included indicative layouts comprising, A total of 180 parking spaces were consented, including 20 accessible parking spaces. Of these spaces, 30 were to be allocated to the hotel and the remaining 150 spaces were to be allocated to the residential units. The detailed design of the basement and construction including supporting columns for the building has required a change in the car and cycle parking layouts.

OLD CHURCH COURT, CLAYLANDS ROAD, LONDON SW8 1NZ

T 020 7556 1500 / www.rolfe-judd.co.uk

Rolfe Judd Holdings Limited. Registration No.4198298 / Rolfe Judd Architecture Limited. Registration No.1439773 / Rolfe Judd Planning Limited. Registration No.2741774
Registered at the above address

A total of 142 parking spaces are now proposed, 112 of which will be allocated to the residential element of the development and 30 will be allocated to the hotel use. The site is located in a PTAL 6a, consequently, the reduction in residential car parking spaces is supported by the London Plan.

A total of 453 cycle parking spaces will be provided. 19 cycle parking spaces will be provided at the ground floor level of Block A, 72 cycle parking spaces will be provided on the ground floor of Block B and 362 cycle parking spaces will be provided across five cycle parking stores within the basement car park of Block C. The cycle parking provision is an increase from the 362 cycle spaces originally approved to meet the likely demands of the future residents.

Cycle Parking for Block A and B can be accessed from Angel Way at grade. Access to cycle parking in Block C can be accessed by cyclists from Angel Way via the vehicle ramp into the basement car park and on-foot by residents using the staircases and lifts provided from the residential cores.

Accordingly, having regard to the above condition, we submit the following information:

/ BLOCKS A & C CYCLE STORAGE – Drawing Ref: 347-0-022

We trust the enclosed information is sufficient for you to approve Condition 9 and we look forward to a swift and positive outcome. However, should you have any queries or wish to discuss the matter further, please do not hesitate to contact the undersigned should you require additional information.

We would appreciate if you could confirm receipt of the attached

Yours faithfully

Ben Church

For and on behalf of
Rolfe Judd Planning Limited