

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

MR ALI AY
ANVA
PO BOX 1827
ILFORD
IG2 7WJ

APPLICANT

Mr. Hasan Huseyin Gelmen
104A
Ardleigh Green Road
Hornchurch
RM11 2LG

APPLICATION NO: P1427.24

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: Retention of 5no. existing workshops, erection of overhead pergola and the use of the site for car repairs, servicing and tyre fitting and car sales to rear of 1 Billet Lane
Revised plan rec'd 21.01.25, 03.06.25 & 08.08.25
Revised Plan Received 25.09.25

Location: 1 Billet Lane
Hornchurch

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

068.24/02- Existing ground floor plan

068.24/03 - Existing roof plan

068.24/04 - Existing front elevation & side elevations

068.24/06 - Proposed roof plan

068.24/07 - Proposed front elevation & side elevations

068.24/01 Revision E - Existing & Proposed site plans

068.24/05 Revision C - Proposed ground floor plan

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 hereby approved shall be constructed in accordance with the materials detailed under the Materials Section of the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

- 2 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 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 plan,) 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.

- 4 The roof area of the 5 no. existing workshops hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason:-

In the interests of the amenity of the occupiers of neighbouring dwelling.

- 5 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), the use hereby permitted shall be for car repairs, servicing, tyre fitting and car sales only and shall be used for no other purpose(s) whatsoever including any other use of the Order, unless otherwise agreed in writing by the Local Planning Authority.

Reason:-

To restrict the use of the premises to one compatible with the surrounding area and to enable the Local Planning Authority to exercise control over any future use not forming part of this application.

- 6 The premises shall not be used for the purposes hereby permitted other than between the hours of 08:00-18.00 hours Mondays to Fridays, between the hours of 08.00-13.00 hours on Saturdays and not at all on Sundays, Bank or Public holidays without the prior consent in writing of the Local Planning Authority.

Reason:-

To enable the Local Planning Authority to retain control in the interests of amenity.

- 7 There shall be no storage of materials in the outdoor areas of the site.

Reason: To protect the amenity of neighbouring properties.

- 8 Any storage in the 5 no. existing workshops shall be in connection with vehicle repairs, servicing, tyre fitting and car sales.

Reason: To protect the amenity of neighbouring properties.

- 9 The use hereby permitted shall not commence until details of a scheme are submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise emanating from the site. Such scheme as approved shall be implemented prior to the use hereby permitted commencing and thereafter retained in accordance with such details. Any variation to the scheme shall be agreed in writing with the Local Planning Authority.

Reason: Insufficient information has been supplied with the application with regards to a scheme for the control of noise emanating from the site. Submission of this information before the use hereby permitted commences will prevent the loss of amenity to neighbouring residential properties from noise and ensure that the development accords with Policies 7 and 34 of the Havering Local Plan.

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

The Rating Level (Lar, Tr) of the hereby permitted 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."

The equipment shall be maintained thereafter to the satisfaction of the Local Planning Authority, and the use hereby permitted must cease during any period that this condition is not complied with.

Reason: Insufficient information has been supplied with the application with regards to plant or machinery. Submission of this information will protect the amenity of noise sensitive premises from mechanical plant or machinery and ensure that the development accords with Policies 7 and 34 of the Havering Local Plan.

- 11 The use hereby permitted shall not commence until the parking spaces shown on Drawing No.'s 068.24/01 Revision E and 068.24/05 Revision C are laid out and provided to the satisfaction of the Local Planning Authority and retained permanently thereafter for parking in connection with the use hereby permitted.

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.

INFORMATIVE(S)

- 1 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 ANVA, via email on 15th July 2025. The revisions involved reducing the hours of use and revising the proposed parking bay layout. The amendments were subsequently submitted on 8th August and 25th September 2025.
- 2 The applicant is reminded that the business should put in place a suitable contract for the collection of commercial waste from the site.

Date: 24th 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.