

Planning Control
London Borough of Havering
Town Hall, Main Road Romford RM1 3BB

Mr Ian Stephenson
202 High Street
Hornchurch
RM12 4QP

Please Call: Planning Department
Telephone: 01708 433100
Email: Planning@haverling.gov.uk
Date: 26th November 2025

Dear Sir/Madam

**Prior Approval Application Under Town and Country Planning (General Permitted Development)
(England) Order 2015 (as amended)**

In accordance with section 60 of the Town and Country Planning Act 1990

The London Borough of Havering, as Local Planning Authority, hereby confirm that their **prior approval is given** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the Local Planning Authority.

Application No: J0031.25

Address of the proposed development:

102-106 South Street Romford

Description of the proposed development:

Conversion of the first and second floor to 12 x 1 bed 1 person studio flats with shower

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

25/026/01 Revision C
25/026/02 Revision B
25/026/03 Revision G
25/026/04 Revision B

Information provided by the developer to the Local Planning Authority on 1st October 2025.

It is important that you read and understand all of the following conditions:

- 1 Prior Approval is required (given) in accordance with the details as provided within the application.
- 2 Notwithstanding the details on the approved plans, no building shall be occupied or use commenced until refuse and recycling facilities are provided in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling facilities shall be permanently retained thereafter.

Reason: Insufficient information has been supplied with the application to judge how refuse and recycling will be managed on site. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect the amenity of occupiers of the development and also the locality generally.

- 3 Notwithstanding the details on the approved plans and prior to the first occupation of the proposed dwellings hereby approved, cycle storage shall be provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be permanently retained thereafter.

Reason: Insufficient information has been supplied with the application to demonstrate what facilities will be available for cycle parking. Submission of this detail prior to the first occupation of the proposed dwellings hereby approved, is in the interests of providing a wide range of facilities for non-motor car residents and sustainability.

- 4 The scheme to control noise and vibration, as detailed in the noise report provided by Clement Acoustics, dated 30 September 2025, ref 13679 EBF-01-AA-R5 submitted with this application shall be implemented, as a minimum, before the hereby permitted use commences. Such a scheme as approved shall be implemented, and a verification report provided to the local planning authority, prior to first occupation. The scheme shall be thereafter retained and maintained in accordance with such details.

Reason: To protect the amenity of the residential properties.

It is important that you read and understand all of the following informatives:

- 1 The change of use as described in this Prior Approval notification must be commenced not later than three years from the date of this decision.
- 2 Drawing numbers:
25/026/01 Revision C
25/026/02 Revision B
25/026/03 Revision G
25/026/04 Revision B
- 3 Environmental permit - Flood Risk Activity Permit
The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:
 - on or within 8 metres of a main river (16 metres if tidal)
 - on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
 - on or within 16 metres of a sea defence
 - involving quarrying or excavation within 16 metres of any main river, flood defence (including

a remote defence) or culvert

· in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission.

- 4 A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Signed:



On behalf of the London Borough of Havering

Date: 26th November 2025

NOTES IN CONNECTION WITH APPEAL AGAINST DECISION:

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse prior approval for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within six months of the date of this notice.

Appeals must be made using a form which you can get online from: <https://www.gov.uk/appeal-planning-inspectorate>

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.