

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

Mr Woodrow Barker
Spa House
69 Southend Road
Hockley
SS5 4PZ

APPLICANT

Mr Peter Seales
Bush Farm House
Bramble Lane
Upminster
Havering
RM14 2XL

APPLICATION NO: P1227.25

In pursuance of their powers as Local Planning Authority, the Council have considered your application and have decided to **REFUSE PLANNING PERMISSION** for the following development :

Proposal: 1x single storey detached dwelling and associated amenities following demolition of existing outbuilding

Location: Bush Farm, Bramble Lane
Upminster

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

Location Plan

892 Revision: A

890 Revision: A

891 Revision: A

for the following reason(s):

- 1 The site is within the Metropolitan Green Belt and the proposed development would not align fully with any of the exceptions set out in Section 13 of the NPPF and would therefore be inappropriate development. It would also result in a significant increase in the bulk, scale and massing compared to the existing outbuilding within the site, which would have a profound and material impact on the character and openness of the Green Belt. In the absence of any Very Special Circumstances which would outweigh the harm of inappropriateness and harm to openness, the proposed development is inappropriate development and unacceptable in

principle contrary to the objectives of the NPPF and Policy G2 of the London Plan.

- 2 The proposed development, by reason of its inadequate internal floor to ceiling heights, would give rise to a poor quality development and substandard living conditions to the detriment of the amenity of the future occupiers, contrary to the provisions of Policy D6 of the London Plan and Policy 7 of the Local Plan. There would also be conflict with paragraph 135(f) of the NPPF which requires developments to create places that have a high standard of amenity for future users.
- 3 Insufficient information has been provided to demonstrate that the proposed development would be capable of meeting the definition of a self-build development and consequently that the proposal would benefit from the relevant exemption from mandatory BNG requirements, contrary to Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990.

INFORMATIVE(S)

- 1 The proposal, if granted planning permission on appeal, would be liable for the Mayor of London and Havering Community Infrastructure Levy (CIL). Based upon the information supplied with the application, the proposals would be liable for the following CIL contributions:

Mayoral CIL (MCIL2) contribution of £1,825 (x £25 per sqm).

Havering CIL (HCIL) contribution of £9,125 (x £125 per sqm).

Each contribution would be subject to indexation.

Further details with regard to CIL are available from the Council's website.

- 2 Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: Consideration was given to seeking amendments, but given conflict with adopted planning policy, notification of intended refusal and the reason for it was given to the agent in writing 28/11/2025.

Date: 28th November 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.