

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

Miss Smruti Patel
65 Gresham Street
London
EC2V 7NQ

APPLICANT

n/a
c/o agent
c/o agent
c/o agent
c/o agent
EC2V 7NQ

APPLICATION NO: P1274.23

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: Demolition of all existing buildings and structures.
Additional Information Received

Location: The Alderman, Chippenham Road
Romford

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

CHIPP-HBA-ZZ-XX-DR-A-000101

CHIPP-HBA-ZZ-XX-DR-A-020101

CHIPP-HBA-ZZ-XX-DR-A-200101

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 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 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 Condition No. 2, prior to the commencement of any demolition works an updated Demolition Method Statement, Asbestos Management Plan and Site Waste Management Plan shall be submitted to and approved by the Local Planning Authority. The demolition works shall then be carried out in accordance with the approved documents.

REASON: The DMS, AMP and SWMP are required prior to commencement of development in order to minimise the impact of the construction phase on the environment, and on the amenity of neighbouring residents.

- 4 Prior to the commencement of the development hereby approved, the developer or contractor must ensure:-

- a) They are signed up to the Non Road Mobile Machinery (NRMM) register.
- b) The development site is entered onto the register alongside all the NRMM equipment details.
- c) The register is kept up to date for the duration of the construction of development.
- d) All NRMM used during the construction of the development that is within the scope of the Greater London Authority 'Control of Dust and Emissions during Construction and Demolition' Supplementary Planning Guidance (SPG) dated July 2014, or any subsequent amendment or guidance, shall comply with the emission requirements therein.
- e) An inventory of all NRMM is kept on-site stating the emission limits for all equipment and is available for inspection at all times during construction.

REASON: To reduce emissions from construction and demolition activities and comply with current NRMM emission standards, in accordance with the Greater London Authority 'Control of Dust and Emissions during Construction and Demolition' Supplementary Planning Guidance (SPG) and any subsequent amendment or guidance.

- 5 Prior to the commencement of any demolition on site, including any site clearance, excavation, or construction works an updated Arboricultural Method Statement in accordance with the requirements of BS 5837 (2012) 'Trees in relation to Design, demolition and construction' for T25 located within the southern boundary of the site 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 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 Local Plan.

- 6 No demolition works (including any site clearance and/or excavation), works and deliveries accessing and egressing the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday and 08.00 to 13.00 hours on Saturdays. No demolition or construction works, or deliveries shall take place on Sundays, Bank or Public Holidays.

REASON: In order to minimise the impact of the demolition phase on the environment and on the amenity of neighbouring residents.

INFORMATIVE(S)

- 1 From 1 of January 2025, all NRMM on all sites within Havering will be required to meet Stage IV as a minimum. The requirement for generators will continue to be Stage V. For more information visit Non-Road Mobile Machinery (NRMM) | London City Hall.

Date: 8th December 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. A fee of £298 per request (or £86 where the related permission was for extending or altering a dwellinghouse) will be required.