

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

Mr Steve Walters
70-74 Cowcross Street
London
EC1M 6EJ

APPLICANT

Mr Chris Hobbs
C/o Agent
C/o Agent
C/o Agent
C/o Agent

APPLICATION NO: P1463.24

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: Demolition and removal of all structures and hardstanding and construction of 34 residential dwellings, creation of a new access, with car parking, landscaping and related infrastructure, including a new substation.

Location: Car Park Adjacent 30, Dorrington Gardens
Hornchurch

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 approved shall not be carried out otherwise than in complete accordance with the approved plans, numbered:

1394-GSA-ZZ-00-DR-A-1001 (Rev. P03)
1394-GSA-ZZ-00-DR-A-1002 (Rev. P03)
1394-GSA-ZZ-00-DR-A-1003 (Rev. P04)
1394-GSA-ZZ-00-DR-A-2100 (Rev. P12)
1394-GSA-ZZ-00-DR-A-2101 (Rev. P09)
1394-GSA-ZZ-00-DR-A-2102 (Rev. P09)
1394-GSA-ZZ-00-DR-A-2103 (Rev. P09)
1394-GSA-ZZ-00-DR-A-2128 (Rev. P02)
1394-GSA-ZZ-00-DR-A-2129 (Rev. P02)
1394-GSA-ZZ-00-DR-A-2130 (Rev. P02)
1394-GSA-ZZ-00-DR-A-3001 (Rev. P02)
1394-GSA-ZZ-00-DR-A-3101 (Rev. P07)
1394-GSA-ZZ-00-DR-A-3119 (Rev. P07)
1394-GSA-ZZ-00-DR-A-3120 (Rev. P05)
1394-GSA-ZZ-00-DR-A-3121 (Rev. P05)
1394-GSA-ZZ-00-DR-A-4101 (Rev. P08)
1394-GSA-ZZ-00-DR-A-4102 (Rev. P05)

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 plans) shall be formed in the flank wall(s) of the building(s) hereby approved.

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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, other than porches erected in accordance with the Order, no extension or enlargement (including additions to roofs) shall be made to the dwellinghouse(s) hereby permitted, or any detached building erected, without the express permission in writing of the Local Planning Authority.

Reason: In the interests of amenity and to enable the Local Planning Authority to retain control over future development.

- 5 Prior to above ground works (excluding demolition and site clearance works) samples of all materials to be used in the external construction of the building(s) shall be submitted to, and approved in writing by, the Local Planning Authority and thereafter the development shall be constructed in accordance with the approved materials and maintained as such.

Reason: To ensure a high quality design in accordance with Policy 26 of the Havering Local

Plan (2021).

- 6 Prior to above ground works (excluding demolition and site clearance works) a scheme of hard and soft landscaping, which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for the protection in the course of development shall be submitted to, and approved in writing by, the local planning authority.

All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority.

Reason: To ensure a high quality landscape is provided in accordance with Policy 27 of the Havering Local Plan (2021).

- 7 No works shall take place in relation to any of the development hereby approved until a scheme for the protection of preserved trees on the site has been submitted to and agreed in writing by the Local Planning Authority. Such scheme shall contain details of the erection and maintenance of fences or walls around the trees, details of underground measures to protect roots, the control of areas around the trees and any other measures necessary for the protection of the trees. Such agreed measures shall be implemented before development commences and kept in place until the approved development is completed.

Reason: To ensure nearby trees are protected from development in accordance with Policy 30 of the Havering Local Plan (2021).

- 8 Prior to the first occupation of the development hereby approved, details of all proposed walls, fences and boundary treatment shall be submitted to, and approved in writing by, the Local Planning Authority. The boundary treatments shall then be carried out in accordance with the approved details and retained permanently thereafter to the satisfaction of the Local Planning Authority.

Reason: To ensure a high quality design is provided in accordance with Policy 27 of the Havering Local Plan (2021).

- 9 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: To ensure appropriate refuse and recycling facilities are provided in accordance with Policy 35 of the Havering Local Plan (2021).

- 10 No building shall be occupied or use commenced until cycle storage is 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: To encourage active modes of travel in accordance with Policy 24 of the Havering Local Plan (2021).

- 11 All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason: To protect the amenity of nearby residents in accordance with Policy 34 of the Havering Local Plan (2021).

- 12 The development hereby approved shall not occupied until all air quality neutral measures identified in the Air Quality Assessment (Ref: PP2153/DG/AQA/202404-ED) (October 2024) have been shown to be implemented, and evidence has been submitted to an approved in writing by the local planning authority.

Reason: To protect air quality in accordance with Policy 33 of the Havering Local Plan (2021).

- 13 Prior to commencement of the development hereby approved, the applicant shall submit a Dust Management Plan (DMP) to the planning authority for approval. The DMP shall identify all potential sources of dust and thereafter specify any mitigation measures considered necessary to protect local amenity from impacts of dust during the construction phase.

Reason: To protect the amenity of nearby residents in accordance with Policy 34 of the Havering Local Plan (2021).

- 14 Prior to the commencement of the development hereby approved, a scheme for the management of any land contamination on-site shall be submitted to, and approved in writing by, the Local planning Authority. This shall comprise:

a) A Phase 1 (Desktop Study) Report documenting the history of the site, its surrounding area and the likelihood of any contaminants, their type and extent incorporating a Site Conceptual Model.

b) A Phase II (Site Investigation) Report if the Phase 1 Report confirms the possibility of a significant risk to any sensitive receptors. This is an intrusive site investigation including factors such as chemical tests, quantitative risk assessment and a description of the site's ground conditions. An updated Site Conceptual Model should be included showing all potential pollutant linkages and assessment of risk to identified receptors.

c) A Phase III (Remediation Strategy Report) if the Phase II Report confirms the presence of significant pollutant linkage risk. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to all receptors must be prepared, and is subject to approval in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria.

d) Following completion of the measures identified in the approved remediation scheme (As set out in (c)), a Verification Report that demonstrates the effectiveness of the remediation carried out, any requirement for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action, must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To protect amenity, human health and safety and the natural environment in accordance with Policy 34 of the Havering Local Plan (2021).

- 15 No works shall take place in relation to any of the development hereby approved until a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers is submitted to and approved in writing by the Local Planning Authority. The Construction Method statement shall include details of:
- a) parking of vehicles of site personnel and visitors;
 - b) storage of plant and materials;
 - c) dust management controls;
 - d) measures for minimising the impact of noise and ,if appropriate, vibration arising from construction activities;
 - e) predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the Local Planning Authority;
 - f) scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authorities;
 - g) siting and design of temporary buildings;
 - h) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
 - i) details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded.

And the development shall be carried out in accordance with the approved scheme and statement.

Reason: To protect the amenity of nearby residents in accordance with Policy 34 of the Havering Local Plan (2021).

- 16 Prior to above ground works (excluding demolition and site clearance works) a scheme of site-wide drainage shall be submitted to, and approved in writing by, the local planning authority. This approved scheme shall be implemented prior to the first occupation of the development hereby approved and so maintained.

Reason: To ensure appropriate drainage systems are provided within the scheme, in accordance with Policy 32 of the Havering Local Plan (2021).

- 17 Prior to the first occupation of the development hereby approved, the residential parking space(s) shall be provided with active vehicle charging facilities for electric or Ultra-Low Emission vehicles.

Reason: To encourage sustainable modes of travel in accordance with Policy 24 of the Havering Local Plan (2021).

- 18 Prior to the first occupation of the development hereby approved, a full and detailed application for the Secured by Design award scheme shall be submitted to, and approved in writing by, the Local Planning Authority, setting out how the principles and practices of the Secured by Design Scheme are to be incorporated into the design. Once approved in writing by the Local Planning Authority, in consultation with the Metropolitan Police Designing Out Crime Officers, the development shall be carried out in accordance with the agreed details.

Reason: To ensure the scheme provides a safe environment in accordance with Policy 26 of the Havering Local Plan (2021).

- 19 (A) Prior to the commencement of above ground works for the development hereby approved, excluding demolition and site preparation works, water efficiency calculations prepared by a suitably qualified assessor, shall be submitted to, and approved in writing by, the local planning authority, to demonstrate that the detailed design within the development is designed to meet water efficiency standards with a maximum water use target of 105 litres of water per person per day.

(B) Prior to occupation of each residential unit within the development, evidence that the approved dwellings have incorporated water saving and monitoring measures that is in line with Part A shall be submitted to the Local Planning Authority for written approval.

Reason: To ensure the sustainable use of water, in accordance with Policy SI5 of London Plan (2021).

- 20 All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal and BNG Report (Thomson Environmental Consultants, October 2024).

Reason: To protect the environment in accordance with Policy 30 of the Havering Local Plan (2021).

- 21 Prior to the commencement of the development hereby approved, a Habitat Management and Monitoring Plan (HMMP) shall be submitted to, and approved in writing by, the Local Planning Authority.

The HMMP shall include:

- a)The roles and responsibilities of the people or organisations delivering the HMMP
- b)The planned habitat creation and enhancement works to create or improve habitat to achieve the on-site enhancements
- c)The management measures to maintain habitat
- d)The monitoring methodology
- e)Details of the contents of the monitoring reports including details of adaptive management

The HMMP shall be implemented, managed and maintained as approved.

Reason: To protect the environment in accordance with Policy 30 of the Havering Local Plan (2021).

- 22 The Reptile Management Strategy shall include:

- a)The purpose and conservation activities for the proposed works
- b)A review of site potential and constraints
- c)Detailed designs to achieve the stated objectives
- d)A plan showing the extent and location of proposed works
- e)Type and source of materials to be used

- f) A timetable for implementation
- g) Person responsible for implementing the works
- h) Details of initial aftercare and long-term maintenance
- i) Details for monitoring and remedial measures
- j) Details for the disposal of waste arising from the works

The Reptile Management Strategy shall be implemented in accordance with the approved details and shall be retained thereafter.

Reason: To protect the environment in accordance with Policy 30 of the Havering Local Plan (2021).

- 23 Prior to the commencement of the development hereby approved, a Biodiversity Enhancement Strategy for protected, priority and threatened species, prepared by a suitably qualified ecologist in accordance with the recommendations of the Preliminary Ecological Appraisal shall be submitted to, and approved in writing by, the Local Planning Authority.

The contents of the Biodiversity Enhancement Strategy shall include:

- a) Purpose and conservation objectives for the proposed enhancements
- b) Detailed designs or product descriptions to achieve stated objectives
- c) Locations of proposed enhancement measures by appropriate maps and plans
- d) Persons responsible for implementing the enhancement measures
- e) Details of initial aftercare and long-term maintenance

Reason: To protect the environment in accordance with Policy 30 of the Havering Local Plan (2021).

- 24 Prior to the commencement of the development hereby approved, a lighting design strategy for biodiversity, prepared in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- a) Identify those areas/features that are particularly sensitive for bats
- b) Show how and where external lighting will be installed to minimise impacts on those identified areas

Reason: To protect the environment in accordance with Policy 30 of the Havering Local Plan (2021).

- 25 Prior to above ground works (excluding demolition and site clearance works) for the development hereby approved, a report demonstrating that the use of PV panels within the development has been maximised shall be submitted to, and approved in writing by, the Local Planning Authority.

The development shall be implemented in accordance with the approved details and retained as such thereafter.

Reason: In accordance with Policy 36 of the Havering Local Plan (2021).

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

The Rating Level (L_{ar}, Tr) of the 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'.

Any plant and machinery shall be permanently maintained to meet this standard.

Reason: To prevent loss of amenity to neighbouring residential properties in accordance with Policy 34 of the Havering Local Plan (2021).

- 27 Prior to the commencement of the development hereby approved, confirmation of all Non-Road Mobile Machinery (NRMM) to be used, or a statement confirming that NRMM will not be used shall be submitted to, and approved in writing by, the Local Planning Authority. All Non-Road Mobile Machinery (NRMM) and plant to be used on site of net power between 37kW and 560 kW must be registered at <http://nrmm.london/>.

Reason: To protect the amenity of nearby residents in accordance with Policy 34 of the Havering Local Plan (2021).

- 28 If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To protect those engaged in construction and occupation of the development from potential contamination in accordance with Policy 34 of the Havering Local Plan (2021).

- 29 (A) Prior to the commencement of the development hereby approved, excluding above ground demolition and site preparation works, a written scheme of investigation (WSI), setting out the programme of both geoarchaeological evaluation and geo-archaeological mitigation, shall be submitted to, and approved in writing by, the local planning authority. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include:

- (i) the statement of significance and research objectives;
- (ii) the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works;
- (iii) the programme for post-investigation assessment and subsequent analysis, publication & dissemination and archive deposition of resulting material; and
- (iv) details of the public engagement framework.

(B) Prior to the first occupation of any part of the development hereby approved, evidence that the programmes of both the geo-archaeological evaluation and geo-archaeological mitigation have been carried out in accordance with the WSI approved under part (A), and the analysis, publication & dissemination and archive deposition of resulting material have been secured,

shall be submitted to, and approved in writing by, the local planning authority.

Reason: To protect assets of archaeological interest on-site in accordance with HC1 of the London Plan (2021)

- 30 Prior to the first occupation of the development hereby approved, a Car Park Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority.

The Car Park Management Plan shall include, but shall not be limited to, details of:

- a) Active and passive Electric Vehicle Charging Points (EVCPs),
- b) Method of allocation
- c) Car park lighting
- d) Security and safety measures
- e) Enforcement of unauthorised parking
- f) Pricing structures (if relevant)
- g) Pre-booking service
- h) Monitoring and management plan
- i) Capacity to increase or decrease car parking provision as required
- j) Tracked vehicle movements for exits and entrances to the car park

The approved Car Parking Management Plan shall be implemented in full prior to the first occupation of the relevant part of the development and so maintained.

Reason: To ensure highways safety in accordance with Policy 24 of the Havering Local Plan (2021).

INFORMATIVE(S)

Date: 6th January 2026



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.