

**LONDON BOROUGH OF HAVERING****PLANNING (LISTED BUILDING AND CONSERVATION CONSENT AREAS) ACT 1990****AGENT**

Purcell Colchester  
St Marys Hall Rawstorn Road  
Colchester  
CO3 3JH

**APPLICANT**

Neil Tarrant  
Town Hall, Havering London  
Borough Council Main Road  
Romford  
Havering  
RM1 3BB

**APPLICATION NO: L0010.25**

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In pursuance of their powers as Local Planning Authority, the Council have considered your application and have decided to for the following development and or works:

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**Proposal:** Waterproofing of roof, upgrading of ventilation system, and addition of air conditioning to first floor west wing.

**Location:** Town Hall, Havering LBC Main Road  
Romford

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

243259-PUR-00-01-DR-A-0031 Rev P03  
243259-PUR-00-01-DR-A-0201 Rev P2  
243259-PUR-00-02-DR-A-0030 Rev P03  
243259-PUR-00-02-DR-A-0200 Rev P03  
243259-PUR-00-XX-DR-A-0020 Rev P03  
243259-PUR-00-XX-DR-A-0032 Rev P03  
243259-PUR-00-XX-DR-A-0033 Rev P03  
243259-PUR-00-XX-DR-A-0034 Rev P03  
243259-PUR-00-XX-DR-A-0035 Rev P03  
243259-PUR-00-XX-DR-A-0036 Rev P03  
243259-PUR-00-XX-DR-A-0037 Rev P03

243259-PUR-00-XX-DR-A-0103 Rev P02  
243259-PUR-00-XX-DR-A-0202 Rev P04  
243259-PUR-00-XX-DR-A-0205 Rev P02  
243259-PUR-00-XX-DR-A-0206 Rev WIP  
243259-PUR-00-XX-DR-A-0254 Rev P01  
243259-PUR-XX-XX-DR-A-0203 Rev P04  
243259-PUR-XX-XX-DR-A-0204 Rev P05  
243259-PUR-XX-XX-DR-A-0255 Rev P01  
243259-PUR-XX-XX-DR-A-0257 Rev WIP  
243259-PUR-ZZ-XX-DR-A-0275 Rev P02  
243259-PUR-ZZ-XX-DR-A-1100 Rev P03  
243259-PUR-ZZ-XX-DR-A-1101 Rev P02  
243259-PUR-ZZ-XX-DR-A-1102 Rev P02  
243259-PUR-ZZ-XX-DR-A-1103 Rev P02  
243259-PUR-ZZ-XX-DR-A-1104 Rev P02  
243259-PUR-ZZ-XX-DR-A-1105 Rev P02  
243259-PUR-ZZ-XX-DR-A-1106 Rev P02  
243259-PUR-ZZ-ZZ-DR-A-0276 Rev P02  
243259-PUR-00-XX-DR-A-0010

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 consent relates must be commenced not later than three years from the date of this consent.

Reason:-

To comply with the requirements of Section 18(1) of the Planning (Listed Building and

Conservation Areas) Act 1990 (as amended by Section 51 of the Planning 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 The new windows/door which form part of the approved scheme shall match in their entirety the scale, material, dimensions, including thickness of glazing and finish of existing windows/doors in the subject building to the satisfaction of the Local Planning Authority.

Reason:-

To ensure that the design, scale, and detailing of the proposed new windows/door are sympathetic to the character and appearance of the heritage asset, in accordance with Policy 28 of the Local Plan, Policy HC1 of the London Plan and the NPPF.

- 4 All new work and works of making good to the retained fabric whether internal or external shall be carried out in accordance with the details submitted within this application and finished to match the existing original work with regard to the methods and materials used, colour, texture and profile and in the case of brickwork facebond and pointing. The works shall be carried out to the satisfaction of the Local Planning Authority.

Reason:-

To preserve the character and appearance of the Listed Building and its setting.

- 5 Prior to their installation, full details of PV panels located on the flat roofed sections of the building as shown indicatively on approved plans shall be submitted to and agreed in writing with the Local Planning Authority. This shall extend to their full specification, exact number, siting and degree of protrusion from the roof of the subject building. Such a scheme as agreed shall then be installed to the satisfaction of the Local Planning Authority and maintained thereafter.

Reason:-

To preserve the character and appearance of the Listed Building and its setting.

## INFORMATIVE(S)

- 1 Statement Required by Article 35(2) of the Town and Country Planning (Development Management) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraph 38 of the National Planning Policy Framework.

Date: 9th January 2026

A handwritten signature in black ink, appearing to read 'H Oakerbee', with a horizontal line underneath.

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](http://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.