

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

Mr Myles Joyce  
Flat 2  
20 Norman Street  
Myles  
London  
EC1V 3PT

**APPLICANT**

Ms Janet Olutu-Adegbuyi  
52 Herbert Road  
HORNCHURCH  
Essex  
RM11 3LJ

**APPLICATION NO: P1398.25**

---

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:** Retention of a 4 bed, 4 person HMO  
**Location:** 1 Waycross Road  
Upminster

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

2025/209-SP01

2025/209-E01

2025/209-E02

2025/209-E03

2025/209-P01

2025/209-P02

2025/209-P03

Planning statement

for the following reason(s):

- 1 The original dwelling has a gross internal floor space of 81 square metres, which fails to meet the standard of 120 square metres contrary to Policy 8 of the Havering Local Plan. The

proposal would therefore have an adverse impact on the supply of family housing within the Borough, the loss of which is not adequately justified and which could set an undesirable precedent for similar development in the locality.

- 2 Bedrooms 2 and 4 fails to meet the area of 8.5 square metres of one occupier on the first floor, which would provide a poor quality sleeping/living environment harmful to the amenity of future occupiers contrary to Policy 8 of the Havering Local Plan and the HMO East London Guidance.
- 3 The proposal would result in an intensification of activity at the site and result in significant harm to residential amenity from noise, disturbance and activity, where comings and goings are likely to be particularly noticeable given the nature of the residential corner junction location contrary to Policies 7 and 8 of the Havering Local Plan.

### INFORMATIVE(S)

- 1 This application is subject to a Planning Enforcement investigation and given the refusal of this application formal enforcement action may therefore be taken.
- 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 and as no amendments were identified that could overcome the adverse impacts of the development the application has proceeded to be determined as submitted.

Date: 9th February 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](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, 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.