

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1126.25

WARD: Squirrels Heath **Date Received:** 27th August 2025

ADDRESS: 102 Cambridge Avenue
Romford

PROPOSAL: Siting of external condenser unit

DRAWING NO(S): Block Plan Rev C
CAR-04

RECOMMENDATION: It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

SITE AND SURROUNDINGS

The application site houses a semi detached residential 2-storey dwelling house. The property is not listed, nor is it within a conservation area. No trees will be affected as a result of this proposal. The surrounding area is residential in nature, containing mainly semi-detached houses. There are various extensions in close proximity.

Planning consent has been given for a part single-storey and part 2-storey rear extension, a single-storey side extension, additional windows to the flank wall and alterations to the existing rear steps into the garden (reference: P1005.24).

THE PROPOSAL

Consent is sought for the siting of an external condenser unit.

RELEVANT PLANNING HISTORY

D0455.24	Certificate of Lawfulness for a loft conversion with rear dormer PP not required	08-01-2025
P1505.24	Part single / part two storey rear extension, single storey side extension, additional windows to flank and alterations to existing rear steps Apprv with cons	30-01-2025

REPRESENTATION SUMMARY

Neighbouring occupiers were invited to comment through direct notification; no objections have

been received.

Public Protection (Noise) - no objection subject to noise condition.

PLANNING POLICIES

Havering Local Plan Adopted November 2021

- Policy 7 Residential Design and Amenity
- Policy 24 Parking provision and design
- Policy 26 Urban Design
- Policy 34 Managing pollution

MAYORAL CIL IMPLICATIONS

The proposal would not be liable for CIL contributions.

OFFICER APPRAISAL

An in-person site visit was not undertaken. In determining this planning application, photos, Google street view, aerial view images and submitted drawings were used to assess the site constraints.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The proposed condenser unit would be at low level on the ground to the rear of the house and on anti-vibration pads, 998mm long, 970mm high and 370mm deep.

As the unit would be at the rear of the house it would be difficult to refuse this planning application on the basis of the impact on the external appearance of the house or the street scene.

IMPACT ON AMENITY

The condenser units would be located on the rear of the house around 6.4m from the side boundary with the neighbouring house at no.104. This spacing would mitigate any noise or vibration impact.

In support of the application, the applicant has submitted a noise report provided by AF Acoustics (dated 12th December 2025). Comments received from the Council's Public Protection team indicate that sufficient information has been provided to judge the suitability of the proposals both in terms of noise and vibration. Following the review of the submitted noise report, no objection was raised by the Environmental Health Team, subject to a noise condition if minded to approve. With this condition, the proposals would not result in harm to amenity through noise and odour and are therefore meets to Havering Local Plan 2016-2031 Policies 7, 26 and 34.

HIGHWAY/PARKING

The proposals would not result in any material impacts to highways/parking.

CONCLUSION

Having regard to the above and in doing so all relevant planning policy and material considerations, approval is recommended accordingly.

RECOMMENDATION:

It is recommended that **planning permission be GRANTED** subject to the following condition(s)

1 **Accordance with plans**

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.

2 **SC4 (Time limit) 3yrs**

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).

3 **Non Standard Condition 31**

The scheme to control noise and vibration, as detailed in the noise report provided by AF Acoustics (dated 12th December 2025) submitted with this application shall be implemented, as a minimum, before the hereby permitted a/c units are operated.

The units thereafter shall be retained and maintained in accordance with such details, and should comply with the following requirement at all times:

The Rating Level (Lar, Tr) of the hereby permitted 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.

The equipment shall be maintained thereafter to the satisfaction of the Local Planning Authority, and the operation of the a/c units hereby permitted must cease during any period that this condition is not complied with.

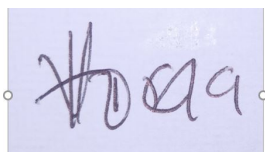
Reason:- To protect the amenity of noise sensitive premises from noise from mechanical plant.

INFORMATIVES

1 Approval - No negotiation required

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.

Authorising Officer:

A handwritten signature in purple ink, appearing to read 'V Collins', is enclosed in a light blue rectangular box. The signature is written in a cursive style.

Victoria Collins

11th February 2026