

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1490.25

WARD: Squirrels Heath **Date Received:** 20th November 2025

ADDRESS: 224 Main Road
Romford

PROPOSAL: Proposed construction of a first floor rear extension

DRAWING NO(S): 2408/10 B
2408/13 A

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 features a two storey detached building along Main Road, Romford.

The subject building is locally listed and is also located within the Gidea Park Conservation Area.

THE PROPOSAL

Planning permission is sought for a first floor rear extension.

1. The extension would project approximately 6.5m deep and 5.8m wide.

RELEVANT PLANNING HISTORY

- * ES/ROM 512/49 - Outbuilding at Rear (Approved)
- * L/HAV 1567/66 - Change of Use from Dairy Office to Offices (Approved)
- * 1567A/66 - Alterations (Approved)
- * A/75/68 - Illuminated Show Case (Approved)
- * A/12/83 - Illuminated Box Sign (Refused)

P0778.25 Proposed construction of a first floor rear extension
Apprv with cons 09-09-2025

P0151.25 Proposed construction of a first floor rear extension to the existing solicitors practice.

	Refuse	03-04-2025
ENF/522/18	Timber shed positioned out the front of the offices. Area is a conservation area.	
Q0051.18	Proposed single storey rear extension. P1618.17 Conditions(s) Condition no. 5	
	DOC NO Discharge	17-05-2018
P1618.17	Proposed single storey rear extension	
	Apprv with cons	27-11-2017
P1335.16	Two storey rear extension to commercial premises.	
	Withdrawn - Invalid	01-09-2016
T0028.16	To remove diseased and decayed Cherry Tree.	
	Tree Work App + Cond	08-04-2016
P0587.03	Two storey side and single storey rear extension	
	Apprv with cons	16-05-2003
P0475.92	Proposed single storey side and part rear extension for store, filing and kitchen use (Revised plans received 24/06/92)	
	Apprv with cons	03-07-1992

REPRESENTATION SUMMARY

Notification letters about the application sent to surrounding neighbours, including ones adjoining the site. In addition, a site notice was displayed adjacent to the site and the application was advertised in the local press. No responses were received.

Below is also a summary of the responses provided by the following stakeholders:

- * Built Heritage Consultant - No objection to revised scheme. (Object to scheme originally submitted.)
- * Tree Consultant - Support subject to condition being imposed relating to the protection of trees were planning permission to be granted
- * Gidea Park and District Civic Society - Object (to scheme originally submitted). Proposal would constitute as overdevelopment and not maintain or enhance character or setting of Conservation Area.

PLANNING POLICIES

NPPF

London Plan (adopted 2021)

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design

- Policy HC1 - Heritage conservation and growth

Havering Council Local Plan (2016-31)

- Policy 7 (Residential design and amenity)
- Policy 24 (Parking provision and design)
- Policy 26 (Urban Design)
- Policy 28 (Heritage Assets)

MAYORAL CIL IMPLICATIONS

This application is not CIL liable because the newly created floorspace would not exceed 100 square metres.

OFFICER APPRAISAL

In accordance with the Council's current criteria for site visits, an in-person site visit was not undertaken because one was not deemed to be necessary. In determining this application, therefore, site photographs received during the application process, Google Street View, aerial view images and the submitted drawings were used to assess the site's constraints.

The scheme originally submitted proposed a first floor rear extension with a crown roof. During the application process, the roof design was amended to a double hipped one. Given this amendment did not result in an increase to the bulk, scale and massing of the proposal, it was not considered necessary to re-consult surrounding neighbours about the revised proposal.

Planning permission was previously granted for a first floor rear extension to the building in 2025 (application reference: P0778.25) measuring approximately 5.7m deep and 5.1m wide.

The extension proposed as part of this application would be both deeper and wider than the development approved under P0778.25. Unlike P0778.25, a double hipped roof rather than a crown roof is proposed and roof lights also do not form part of this scheme.

CONSERVATION AREA

The application site is located within the Gidea Park Conservation Area. Therefore, the issues for consideration in this case are the impact of the proposal upon the special character and appearance of the Gidea Park Conservation Area and the locally listed building.

The statutory duty applied to Local Planning Authorities in the exercise of their planning functions in conservation areas is set out in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This is that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. This is reflected in Policy 28 of the Local Plan, which states that the Council will support proposals that, amongst other things, would provide well designed and high quality development in a Conservation Area.

Furthermore, the subject building is also locally listed. Policy 28 seeks to identify and maintain a local list of non-designated heritage assets and states that support will be given to well designed and high quality proposals which do not affect the significance of a heritage asset with archaeological interest, including the contribution made to significance by its setting. With regards to its architectural and artistic interest, the Council's Local Heritage Document states that the subject building is "a well-proportioned eighteenth-century timber-framed building with attractive shopfront. Despite some unsympathetic alterations the overall architectural character of the building is still appreciable". In terms of its historic interest, the document states about the building that "as one of few eighteenth-century buildings of the area, it is of local historic interest in illustrating the historic development of the area".

The current proposal represents a revised iteration of the scheme previously submitted under application reference P0778.25.

The built heritage consultant was consulted about the revised scheme and had no objection.

The form and detailing of the extension are considered sympathetic to the existing building and are considered to be appropriate in this context. Overall, therefore, it is considered that the proposal would not result in harm to the architectural interest of the locally listed building and the character and appearance of the Conservation Area would also be preserved.

A pre-commencement condition (agreed with the planning agent) will be imposed requiring a materials schedule to safeguard the appearance of the listed building and the character of the immediate area.

IMPACT ON AMENITY

Consideration has been given to the impacts of the proposed development on neighbouring amenity.

It is acknowledged that the block of residential flats (north facing) known as Gidea Lodge are located within close proximity to the application site but the proposal would not be harmful to the amenity of these neighbouring occupants given the separation distance between the proposal and the shared boundary with this neighbouring building (over 7m).

It is not considered the proposed extension would cause a detrimental impact upon the amenity of other surrounding neighbouring occupants.

HIGHWAY/PARKING

No highways or parking issues would arise from the proposal.

OTHER ISSUES

Equality and Diversity

The Equality Act 2010 (as amended) imposes important duties on public authorities in the exercise of their functions and specifically introduced a Public Sector Equality Duty. Under this duty, public organisations are required to have due regard for the need to eliminate unlawful discrimination, harassment and victimisation and must advance equality of opportunity and foster good relations between those who share a protected characteristic and those who do not. In considering this application and preparing this report, officers have had careful regard to the requirements of the Equality Act 2010 (as amended). They have concluded that the decision recommended will not conflict with the Council's duties under this important legislation.

Biodiversity Net Gain

BNG became mandatory for small sites/minors April 2nd 2024. Having regard to the nature of development (a first floor extension) and character of the site (ie. limited areas of landscaping present) officers are of the view that the proposals would be exempt and that a BNG plan would not be required through condition.

TREES

It is noted that there is a tree located to the south of the subject building just outside of the application site.

The extension proposed under this application would be located well away from the tree and given that that no works are also proposed to the ground floor of the building as well as the fact that the ground on the site to the boundary towards the tree is hardstanding, it is therefore not considered that the proposed development would harm the tree in question and so not deemed necessary to impose tree protection conditions.

CONCLUSION

The proposal is considered to be acceptable.

It is thus recommended that planning permission is GRANTED subject to conditions.

RECOMMENDATION:

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

1 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).

2 SC32 (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.

3 Non Standard Condition 31

No development shall commence until a schedule, including clear photographs of the types and colours of materials proposed for external finishes, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: Insufficient information has been supplied with the application to judge the appropriateness of the materials of the proposed extension. Submission of a schedule prior to commencement will safeguard the appearance of the listed building and the character of the immediate area.

4 Non Standard Condition 33

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, nor any Statutory Instrument which amends, removes or replaces that Order, no window or other opening (other than those shown on the submitted and approved plans) shall be formed in the flank walls of the development hereby permitted without the receipt of a specific planning permission for it from the Local Planning Authority.

Reason: To protect against the amenities of neighbouring occupiers and ensure the development complies with Policy 7 of the Havering Local Plan (2021).

INFORMATIVES

1 Non Standard Informative 1

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material planning considerations, including planning policies and any representations which were received. It subsequently determined to grant planning permission in accordance with the National Planning Policy requirement that applications for sustainable development are approved where possible. A detailed analysis of the scheme is set out in the report on the application prepared by officers.

2 Non Standard Informative 2

You are reminded that this decision notice only addresses requirements under Planning Legislation. You also need to check that whether or not the development requires consent under the Building Regulations, as this is an entirely separate process. Further information on the requirements of the Building Regulations can be found at:
<https://www.havering.gov.uk/building-control>

3 Non Standard Informative 3

You are reminded that this decision notice only addresses requirements under Planning Legislation. It does not give consent for any permanent or temporary changes to the public highway, the use of the public highway for the storage of materials or placing of apparatus associated with the construction or other processes, nor does it permit the discharge of surface water onto the public highway. You are encouraged to check whether or not works or activities necessitate separate consents under the requirements of other, non-planning, legislation at the earliest opportunity by emailing environmentbusinesssupport@haverling.gov.uk for further information. Unauthorised work on or use of the public highway and a failure to prevent the discharge of surface water on to the public highway are all an offence.

4 Non Standard Informative 4

You are reminded that this decision notice only addresses requirements under Planning Legislation. You also need to check whether or not the development necessitates an agreement under the requirements of the Party Wall etc. Act 1996, as this is an entirely separate process. Further guidance on the Party Wall etc. Act 1996 can be found at: <https://www.gov.uk/housing-local-and-community/party-walls>

Authorising Officer:



Raphael Adenegan

18th February 2026