

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

Mr David Attfield
16 Coleridge Walk
Hutton
Brentwood
Essex
CM13 2RT

APPLICANT

Mr Nigel Plunkett
Mastercool House 220 Main Road
Gidea Park
Romford
Essex
RM2 5HA

APPLICATION NO: P0801.24

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:

Erection of rear ground and first floor extension to create 1 x one- bedroom & 1 x two-bedroom self-contained flats and alterations to existing first floor flat including new fenestration with replacement garage, associated parking, boundary treatment and amenity space, following the demolition of existing detached garage.

Revised plans & description 11.12.25

Revised plans rec'd 07.10.24, 30.04.25, 30.09.25 & 05.12.25

Revised / Additional Plans recvd - 07/10/24, 30/04/25, 30/09/25, 05/12/25 & 07/01/26.

Revised / Additional Plans recvd - 07/10/24, 30/04/25, 30/09/25, 05/12/25, 07/01/26 & 11/02/26

Revised / Additional Plans recvd -07/10/24, 30/04/25, 30/09/25, 05/12/25, 07/01/26 11/02/26 & 12/02/26

Location:

Mastercool House, 220 Main Road
Romford

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

Location Plan

MC 59400 Revision E1

MC 59401 Revision E1

MC 59402 Revision E1

MC 59403 Revision E

OS Map - Scale 1:500

MC 59404 Revision E

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 Before the building(s) hereby permitted is first occupied, the area set aside for car parking as shown on drawing nos. MC 59400 Revision E1, MC 59401 Revision E1 & MC 59402 Revision E1 shall be laid out and surfaced to the satisfaction of the Local Planning Authority and retained permanently thereafter for the accommodation of vehicles visiting the site and shall not be used for any other purpose.

Reason:-

To ensure that car parking accommodation is made permanently available to the standards adopted by the Local Planning Authority in the interest of highway safety.

- 3 All new external finishes shall be carried out in materials to match those of the existing building(s) to the satisfaction of the Local Planning Authority.

Reason:-

To safeguard the appearance of the premises and the character of the immediate area.

- 4 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.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 the garage / outbuilding hereby permitted shall be used only for purposes incidental to the commercial use at No.220 Main Road, Romford and not for living accommodation.

Reason:-

To restrict the use to one compatible with a residential area.

- 6 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 plan,) shall be formed in the flank wall(s) of the building(s) hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

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.

- 7 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 residential amenity.

- 8 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:-

Insufficient information has been supplied with the application in relation to the proposed construction methodology. Submission of details prior to commencement will ensure that the method of construction protects residential amenity.

9 Minor (up to 9 units):

All dwellings hereby approved shall be constructed to comply with Part M4(2) of the Building Regulations - Accessible and Adaptable Dwellings.

Reason: In order to comply with national optional technical standards as required by Policy D7 of the London Plan.

10 All dwellings hereby approved shall comply with Regulation 36 (2)(b) and Part G2 of the Building Regulations - Water Efficiency.

Reason: In order to comply with national optional technical standards as required by Policy S15 of the London Plan.

11 All hard surfaces hereby approved as part of the development (including any sub-base) shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the application site.

Reason:-

In order to ensure no water run-off from the hard surface which would contribute to risk of flooding.

12 The development hereby approved shall make provision for at least 1 of the parking spaces to be provided with active charging facilities for the use by electric or Ultra-Low Emission vehicles. Such provision is to be made prior to the first occupation of the dwellings hereby permitted.

Reason: Provision prior to first occupation of the proposed dwellings hereby permitted will ensure that the development adequately incorporates measures to allow the use of electric vehicles by future occupiers in accordance with Policy T6.1 of the London Plan.

13 Any boilers installed in the dwelling(s) hereby approved shall be Ultra-Low NOx boilers with maximum NOx Emissions less than 40 mg/kWh. Where any installations do not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement

equipment or technology as determined by a specialist to ensure comparable emissions. The installation of the boilers shall be carried out in strict accordance with these details and shall thereafter be permanently retained.

If the heating strategy is to be provided by an Air Source Heat Pump, or similar, they shall be designed to comply with the provisions of the Microgeneration Installation Standard: MCS 020 "MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises". The air source heat pumps shall be provided on site prior to first occupation of the dwellings. Any installation not meeting this standard will require a separate application for planning permission.

Reason: To reduce impact on building emissions on local air quality and to ensure any air source heat pumps installed maintain amenity.

- 14 Notwithstanding the details on the submitted plans, no building shall be occupied or use commenced until details of a waste management scheme is submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the method and location of refuse and recycling storage, together with arrangements for refuse disposal. The scheme shall be implemented on site, in accordance with the approved details, prior to the first occupation or commencement of the use hereby approved and retained permanently thereafter.

Reason:-

Insufficient information has been supplied with the application to judge how waste will be managed on site. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect the amenity of occupiers of nearby premises.

- 15 The proposed boundary treatment shall be provided in accordance with drawings nos. MC59400 Revision E1, MC59403 Revision E & MC59404 Revision E with a 1m and 1.7m high fence being provided. The fencing shall be permanently retained and maintained thereafter.

Reason:-

To protect the visual amenities of the development and prevent undue overlooking of adjoining property.

- 16 Samples or a schedule detailing the types and colours of all external materials shall be submitted to and approved in writing by the local planning authority prior to their first use on site. 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 to be used. A schedule of the types and colour of the materials to be used in the external finishes prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

- 17 Prior to installation on site, detailed drawings showing the proposed new windows, doors, fascias and sills provided in section and elevation at scales between 1:20 and 1:1 as

appropriate shall be submitted to and approved in writing by the local planning authority. The works shall be carried out in accordance with the approved details and shall be permanently maintained as such.

Reason:- Insufficient information has been supplied with the application to judge the appropriateness of the new window, lantern, and sills to be used. Submission of additional drawings that show details of proposed new window/lantern and sills to be used prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

- 18 Details of all new surfacing, hard and soft landscaping, and boundary treatments shall be submitted to and approved in writing by the local planning authority prior to their first installation on site.

Insufficient information has been supplied with the application to judge the appropriateness of the hard and soft landscaping proposed. Submission of a scheme prior to commencement will ensure that the development achieves a satisfactory level of landscape quality.

- 19 The ceiling/party floor/party wall insulation between the commercial and residential premises should be checked to ensure it complies with the current Approved Document E of the Building Regulations 2003 (as amended) and to ensure that the occupiers above and adjacent to the commercial premises are provided with reasonable resting/sleeping conditions with reference to British Standard BS8233: 2014 - Sound insulation and noise reduction for buildings - Code of practice.

The scheme shall be designed to be 5dB better than that given in Approved Document E 2003 (as amended).

If it is found that the partition does not comply with the regulations, it should be upgraded to comply with the regulations, as a minimum. The details of any works should be approved by the Local Authority before the hereby permitted use commences.

The sound insulation and noise control measures shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. The insulation and measures shall be implemented prior to the first occupation of the development hereby approved.

Reason: In order to protect the amenity of residents above and adjacent to the commercial units.

- 20 Before any development is commenced, a scheme for protecting the proposed dwelling from noise from neighbouring mechanical plant shall be submitted to and approved by the Local Planning Authority. The scheme should ensure that the occupiers of the hereby permitted residential properties are provided with reasonable resting/sleeping conditions with reference to British Standard BS8233: 2014 - Guidance on Sound Insulation and Noise Reduction for buildings - Code of practice. Any works which form part of the scheme shall be completed and validation submitted to the local planning authority for approval before any of the permitted dwellings is occupied.

Reason: In order to protect the amenity of residents from noise and vibration from neighbouring mechanical plant.

INFORMATIVE(S)

1 Street Naming and Numbering Informative

Before occupation of the residential/ commercial unit(s) hereby approved, it is a requirement to have the property/properties officially Street Named and Numbered by our Street Naming and Numbering Team. Official Street Naming and Numbering will ensure that that Council has record of the property/properties so that future occupants can access our services.

Registration will also ensure that emergency services, Land Registry and the Royal Mail have accurate address details. Proof of having officially gone through the Street Naming and Numbering process may also be required for the connection of utilities. For further details on how to apply for registration see:

<https://www.havering.gov.uk/Pages/Services/Street-names-and-numbering.aspx>

2 CIL Informative

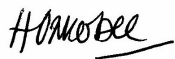
The proposal is liable for the Mayor of London Community Infrastructure Levy (CIL). The Mayoral CIL levy rate for Havering is £25/m² and is chargeable for each additional square metre of residential gross internal (GIA). Based upon the information supplied with the application, £3,525 would be payable due to result in a new residential property with 141m² of GIA, however this may be adjusted subject to indexation.

The proposal is also liable for Havering Council's CIL. Havering's CIL charging rate for residential is £125 per m² (Zone A) for each additional square metre of GIA. Based upon the information supplied with the application, £17,625 would be payable, subject to indexation.

These charges are levied under s.206 of the Planning Act 2008. CIL is payable within 60 days of commencement of development. A Liability Notice will be sent to the applicant (or anyone else who has assumed liability) shortly and you are required to notify the Council of the commencement of the development before works begin. Further details with regard to CIL are available from the Council's website. You are also advised to visit the planning portal website where you can download the appropriate document templates at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

3 Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework, improvements required to make the proposal acceptable were negotiated with Mr N Plunkett (Agent) by phone and e-mail. The revisions involved changes to the design of the development and position of amenity space and outbuilding. Also, revised plans were provided showing the height of fence. The amendments were subsequently submitted on 07/10/24, 30/04/25, 30/09/25, 05/12/25, 07/01/26 11/02/26 & 12/02/26.

Date: 18th 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

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.