

139 Hornchurch Road Hornchurch Essex RM12 4SZ – Application for Replacement Shop Front Shutter – Planning Statement

This is a proposal to replace the existing solid shopfront metal shutter which is currently coloured red

The replacement roller shutter will be a new perforated steel shutter, operated electrically and coloured black

This application is being made pursuant to the decision of the Planning Inspectorate, issued on the 28th January 2026, a copy of which is enclosed as part of this application

The Decision Notice gives a detailed description of the circumstances that led to the appeal taking place initially, which we trust will be self-explanatory for the Council

The relevant section in the decision notice which relates to this application is **Appeal A – formal decision** on page 4

The relevant Paragraph is numbered 19, and sub paragraph 1 (i)

Here the Inspector has stated that:

“Within 3 months of the date of this decision, detailed drawings to scale including details of the colour scheme and a replacement perforated shutter herein after called “the scheme” shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation”

We are therefore submitting this proposed scheme for the Council’s formal approval in accordance with this recommendation

Scaled drawings are included as part of the application, showing the subject property, and the front elevation showing the proposed new shutter

Black has been selected as the preferred colour as it is consistent with the shutters of other neighbouring shop units adjacent which are also black

It is accepted that the red colour of the existing shutter is visually undesirable and unattractive and so the Applicant has chosen black to be in line visually with the other neighbouring shops who do have similar black shutters

The units adjoining the site also have coloured shutters – see photos included with application. The Applicant has nonetheless settled on the black for No 139

In terms of the timescale for this proposed development it is intended that the installation of the new replacement shutter would be carried out no later than three months after the date of decision by the Council to approve the proposal

Finally I have added the following documents to the application:

- Scaled drawing numbered 63089 prepared by Trueplan Ltd

- Planning Statement in support of application

Photographs img.0871.jpg and img.0872.jpg of neighbouring units with varying coloured shop front shutters

Appeal Decision Notice issued by the Planning Inspector on the 28th January 2026

Insofar as the Biodiversity Statement is concerned we are of the view that this does not apply. The site is an open forecourt adjacent to which is the existing shopfront shutter which is to be replaced

No plants etc will be removed and none will replace any. This is a simple swap from one shutter for another

We request that the Council approves this application for the new shutter