

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

Mr Steve Walters  
70-74 Cowcross Street  
London  
EC1M 6EJ

**APPLICANT**

Mr Chris Hobbs  
C/o Agent  
C/o Agent  
C/o Agent  
C/o Agent

**APPLICATION NO: P1596.24**

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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 :

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**Proposal:** Full planning application for the partial demolition and conversion of the main building and demolition of all other buildings and structures, and redevelopment of the site to provide 9 residential dwellings, with car parking, landscaping and related infrastructure

**Location:** Century Youth House  
Albert Road  
Romford

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

MER002-005 001 001 CYH Albert Road Bat survey report Issue v2 (Thomson Ecology)

MER002-005 001 002 001 CYH Albert Road full bat survey Report 2 Issue v1 July 2025 001 001

4986-MERC-ICS-XX-RP-C-07.001-P01 - Flood Risk Assessment and Drainage Statement

PP2426/AR/AQA/202410-RTPJC Air Quality Assessment

673-CDA-ZZ-00-DR-A-05-0100- Rev 18-Proposed Ground Floor Plan

673-CDA-ZZ-01-DR-A-05-0101- Rev 12-Proposed First Floor Plan

673-CDA-ZZ-02-DR-A-05-0102- Rev 10-Proposed Second Floor Plan

673-CDA-ZZ-02-DR-A-05-0103- Rev 04-Proposed Roof Plan

673-CDA-ZZ-XX-DR-A-05-0200- Rev 05-Proposed Street (West) Elevation

673- CDA-ZZ-XX-DR -A-05-0201-Rev 04-Proposed North Elevation

673- CDA-ZZ-XX-DR -A-05-0202-Rev 06-Proposed East Elevation

673- CDA-ZZ-XX-DR -A-05-0203-Rev 04-Proposed South Elevation

673- CDA-ZZ-XX-DR -A-05-0204-Rev 06-Proposed Internal Street Elevation

673- CDA-ZZ-XX-DR -A-05-0205-Rev 05-Proposed Rear Elevation West Wing

673-CDA-ZZ-00-DR-A-05-0100RB-Rev 03-Refuse and Bicycle Storage Strategy

03689P TCP 01 Albert Road Tree Constraints Plan (Tamla Trees)

03689P TCP 02 Albert Road Tree Constraints Plan (Tamla Trees)

03689P T PP 01 Albert Road Tree Protection Plan (Tamla Trees)

03689P T PP 02 Albert Road Tree Protection Plan (Tamla Trees)

673-CDA-XX-00-DR-A-05-0206 Bin and Bicycle Store Drawings

A370 LA01B 67 Albert Road Landscape Masterplan (ARC Landscape Design & Planning Ltd)

A370\_PP01C 67 Albert Road Planting Proposals (ARC Landscape Design & Planning Ltd)

4986-MERC-ICS-01-XX-DR-C-0200-S2-P02 - Drainage Design (Infrastruct)

31433 AC 001 B MI-H - Century Youth House Albert Road Refuse vehicle tracking

31433 AC 002 B MI-H - Century Youth House Albert Road fire vehicle tracking

31433 AC 003 MI-H - Century Youth House Albert Road Visibility splay

L10641 67 Albert Road Romford - Topographical Survey (Laser Surveys)

L10655-1 67 Albert Road Romford - Ground Floor measured survey Former Century Youth House

L10655-2 67 Albert Road Romford - First Floor measured survey Former Century Youth House

110655-3 67 Albert Road Romford - Roof measured survey Former Century Youth House

L10655-4 67 Albert Road Romford Elevations

Planning Statement 21003\_E 005-004\_ PS (SW Planning)

673-CDA-ZZ-Z1-DR-A-OO-0100-Rev 03-Red line Site Location Plan

673-CDA-ZZ-XX-DA-XX-A-3000 26 Design and Access Statement (Create Design & Architecture ) HC7664 Albert Road, Romford HIA (HCUK) 2024.11.21

F1023-001-02 Planning Fire Safety Strategy - Albert Road, Romford (Apex Strategies)

03689 Rv2 Albert Road AMS AIA Nov 2024 Tree Survey & Arboricultural Implications Report

MER002-004-001 001 PEA and PRA CYH Albert Road Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment v2 (Thomson Ecology)

MER002-004-001 002 BNG CYH Albert Road Biodiversity Net Gain Report v 2 (Thomson Ecology)

MLH - Albert Road - Residential Car Park Management Plan

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 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 No development above damp proof course, for the development hereby approved, shall commence until all new external finishes have been submitted to and approved in writing by the local planning authority and the scheme shall then be carried out in accordance to approved details.

Reason:-

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

- 4 No works above damp proof course shall take place in relation to any of the development hereby approved until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for the protection in the course of development.

All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority.

Reason:-

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.

- 5 No works above damp proof course shall commence for the development hereby approved, until the details of all proposed walls, fences and boundary treatment shall be submitted to, and approved in writing by, the Local Planning Authority. The boundary development shall then be carried out in accordance with the approved details and retained permanently thereafter to the satisfaction of the Local Planning Authority.

Reason:

Insufficient information has been supplied with the application to judge the appropriateness of any boundary treatment. Submission of this detail prior to commencement will protect the visual amenities of the development and prevent undue overlooking of adjoining property.

- 6 The proposals should provide a 2.1 by 2.1 metre pedestrian visibility splay on either side of the proposed access, set back to the boundary of the public footway. There should be no obstruction or object higher than 0.6 metres within the visibility splay.

Reason:-

In the interests of highway safety.

- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, other than porches erected in accordance with the Order, no extension or enlargement (including additions to roofs) shall be made to the dwellinghouse(s) hereby permitted, or any detached building erected, without the express permission in writing of the Local Planning Authority.

Reason:-

In the interests of amenity and to enable the Local Planning Authority to retain control over future development.

- 8 The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area, hereby approved without the grant of further specific permission from the Local Planning Authority.

Reason:-

In the interests of the amenity of the occupiers of neighbouring dwelling.

- 9 No building shall be occupied or use commenced until refuse and recycling facilities are provided in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling facilities shall be permanently retained thereafter.

Reason:-

Insufficient information has been supplied with the application to judge how refuse and

recycling 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 the development and also the locality generally.

- 10 No building shall be occupied or use commenced until cycle storage is provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be permanently retained thereafter.

Reason:-

Insufficient information has been supplied with the application to demonstrate what facilities will be available for cycle parking. 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 is in the interests of providing a wide range of facilities for non-motor car residents and sustainability.

- 11 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.

- 12 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.

- 13 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.

- 14 1(i) Prior to above ground works (other than demolition, site clearance and ground works) details of how the approved scheme incorporates the principles of Secure by Design shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Metropolitan Police Designing Out Crime Officers.

(ii) Prior to occupation, a full and detailed application for the Secured by Design award scheme shall be submitted to the Local Planning Authority, setting out how the principles and practices of the Secured by Design Scheme approved under (i) above are to be incorporated. Once approved in writing by the Local Planning Authority in consultation with the Metropolitan Police Designing Out Crime Officers, the development shall be carried out in accordance with the agreed details.

Reason:-

Insufficient information has been supplied with the application to judge whether the proposals meet Secured by Design standards. Submission of a full and detailed application prior to commencement is in the interest of creating safer, sustainable communities and to reflect policy in the NPPF.

- 15 No building shall be occupied or use commenced until external lighting is provided in accordance with details which shall have previously been submitted to and approved in writing by the Local Planning Authority. The lighting shall be provided and operated in strict accordance with the approved scheme.

Reason:-

Insufficient information has been supplied with the application to judge the impact arising from any external lighting required in connection with the building or use. 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 residential amenity.

- 16 At least one dwelling hereby approved shall be constructed to comply with Part M4(3)(2)(a) of the building regulations - wheelchair adaptable dwellings. The remainder of the dwellings

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

Reason; In order to ensure the development would be inclusive.

- 17 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 SI5 of the London Plan.

- 18 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.

- 19 The energy and heating strategy for the development hereby approved shall be provided with air source heat pumps, which shall be designed to comply with "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. If an alternative energy and heating strategy is proposed, details must first be submitted to and approved by the local planning authority, prior to implementation of the relevant part.

Reason: In the interests of sustainability and amenity.

- 20 a) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy, detailing how this unsuspected contamination shall be dealt with, has been submitted to and approved in writing by the local planning authority. The remediation strategy shall be implemented as approved.

b) Following completion of the remediation works as mentioned in (a) above, a 'Verification Report' must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

Reason: To ensure that any previously unidentified contamination found at the site is investigated and satisfactorily addressed in order to protect those engaged in construction and occupation of the development from potential contamination

- 21 Prior to the commencement of any works pursuant to this permission the developer shall submit Parts (a) - (c) below, for the written approval of the Local Planning Authority

a) A Phase I (Desktop Investigation) Report A Phase I (Desktop Study) Report documenting the history of the site, its surrounding area and the likelihood of contaminant/s, their type and extent incorporating a Site Conceptual Model.

b) A Phase II (Site Investigation) Report. This is an intrusive site investigation including factors such as chemical testing, quantitative risk assessment and a description of the sites ground conditions. An updated Site Conceptual Model should be included showing all the potential pollutant linkages and an assessment of risk to identified receptors.

c) A Phase III (Remediation Strategy) Report - if the Phase II Report confirms the presence of a significant pollutant linkage requiring remediation, a detailed remediation scheme to bring the site to a condition suitable for the intended use, by removing unacceptable risks to all receptors, must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and procedure for dealing with previously unidentified any contamination. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

d) Following completion of measures identified in the approved remediation scheme mentioned in Part (c) above, and prior to occupation, a "Verification Report" that demonstrates the effectiveness of the remediation carried out, any requirement for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action, must be submitted to, and approved in writing by the Local Planning Authority.

Reason: To protect those engaged in construction and occupation of the development from potential contamination.

- 22 Before any of the building(s) hereby permitted is first occupied, the area set aside for car parking 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 and the parking management shall be implemented in accordance to the parking management plan hereby approved.

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.

- 23 Prior to above ground works, a scheme for protecting the conversion units' habitable rooms along the Albert Road frontage from noise from road traffic shall be submitted to, and approved in writing by the Local Planning Authority. The development shall be carried out with the approved details.

Reason:-

To ensure a suitable level of amenity of the future residential occupiers of these units is safeguarded.

- 24 Prior to the commencement of the development, the details of pedestrian markings to be

incorporated in the proposed vehicular access are to be submitted to and approved in writing by the local planning authority, subsequently before any of the buildings hereby permitted are first occupied, the approved details shall be implemented in accordance with the approved details.

Reason; In the interest of highways and pedestrian safety.

- 25 All retained trees, within the site or on the neighbouring gardens shall be protected in accordance with British Standard BS 5837:2012. Suitable tree protection measures, as set out in the Arboricultural Implications Assessment 03689Rv2 Albert Road AMS AIA (Tamla) Nov 2024 hereby approved, shall be erected prior to any works taking place in proximity to the trees and shall be maintained for the duration of construction. No excavation, storage of materials, or vehicular access shall occur within the root protection areas unless otherwise agreed in writing by the Local Planning Authority.

Reason:-

To safeguard the health and longevity of retained street trees during construction works, in accordance with British Standard BS 5837:2012.

- 26 No development shall take place until the developer has submitted a scheme of mitigation to and obtained a European Protected Species License from Natural England. The scheme is to include detail of development, details of which shall be submitted to and approved in writing by the local planning authority indicating how the development will be undertaken in accordance with the recommendation of the submitted ecological assessment and mitigation strategy. The development shall be undertaken in accordance with the approved details and retained for the life of the development.

Reason for the protection of wildlife.

- 27 Should demolition and construction works relevant to the identified bat roosts at the site not be commenced within one year of the date of the license approved, as required in condition 27 above, then a further bat survey shall be undertaken and submitted for the LPA's Approval in writing prior to any relevant demolition works taking place.

Reason

For the protection of wildlife.

- 28 At least one dwelling hereby approved shall be constructed to comply with Part M4(3)(2)(a) of the building regulations - wheelchair adaptable dwellings. The remainder of the dwelling hereby approved shall be constructed to comply with Part M4(2) of the building Regulations - Accessible and Adaptable Dwellings.

Reason; In order to ensure the development would be inclusive.

- 29 No development shall commence above damp proof course until the details of provision of any solar panels have been submitted and approved in writing by the local planning authority and the scheme to be implemented in accordance to approved details prior to first occupation of the site.

Reason;  
In the interest of energy efficiency.

- 30 The foundation stone to the front of the building shall be retained in its current position and shall be retained thereafter, or if it were proposed to be moved to an alternative position on the facade, the details shall be submitted to and approved in writing by the Local Planning Authority. The foundation stone location as approved shall be installed prior to first occupation of any part of the site and retained as such thereafter.

Reason; in the interest of the historical value of the site.

## INFORMATIVE(S)

- 1 Changes to the public highway (including permanent or temporary access)  
- Planning approval does not constitute approval for changes to the public highway. Highway Authority approval will only be given after suitable details have been submitted considered and agreed. If new or amended access is required (whether temporary or permanent), there may be a requirement for the diversion or protection of third party utility plant or highway authority assets and it is recommended that early involvement with the relevant statutory undertaker takes place. The applicant should email [environmentbusinesssupport@haverling.gov.uk](mailto:environmentbusinesssupport@haverling.gov.uk) for further information. Please note that unauthorised work on the highway is an offence.

### Highway legislation

- The developer (including their representatives and contractors) is advised that planning consent does not discharge the requirements of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004. Formal notifications and approval will be needed for any highway works (including temporary works of any nature) required during the construction of the development. Please note that unauthorised work on the highway is an offence.

### Temporary use of the public highway

- The developer is advised that if construction materials are proposed to be kept on the highway during construction works then they will need to apply for a licence from the Council. If the developer required scaffolding, hoarding or mobile cranes to be used on the highway, a licence is required and Street Management should be contacted to make the necessary arrangements. Please note that unauthorised use of the highway for construction works is an offence.

### Surface water management

- The developer is advised that surface water from the development in both its temporary and permanent states should not be discharged onto the highway. Failure to prevent such is an offence.

- 2 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.
- 3 The proposal is liable for the Mayor of London Community Infrastructure Levy (CIL). The

Mayoral CIL levy rate for Havering is £25/m<sup>2</sup> and is chargeable for each additional square metre of residential gross internal (GIA). Based upon the information supplied with the application, £15,747.5 would be payable due to result in a new residential property with 628.8m<sup>2</sup> 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/m<sup>2</sup> (Zone A) for each additional square metre of GIA. Based upon the information supplied with the application, £78,737.5 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>

- 4 The planning obligations recommended in this report have been subject to the statutory tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 and the obligations are considered to have satisfied the following criteria:-
  - (a) Necessary to make the development acceptable in planning terms;
  - (b) Directly related to the development; and
  - (c) Fairly and reasonably related in scale and kind to the development.
- 5 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>
- 6 This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc. Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters.

A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

<https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

7 Biodiversity Net Gain Informative

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

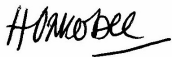
- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be the London Borough of Havering.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Date: 23rd December  
2025



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. A fee of £298 per request (or £86 where the related permission was for extending or altering a dwellinghouse) will be required.