

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

Spaces Architecture Ltd
120a North Street
Hornchurch
RM111SU

APPLICANT

Mr & Mrs Warren
36 HERBERT ROAD
HORNCHURCH
RM11 3LJ

APPLICATION NO: P1524.20

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: Proposed double storey front extension, first floor rear extension, internal layout modifications to ground and first floor and external facade material and window changes.

Revised plans received 25.03.21

Location: 36 HERBERT ROAD
HORNCHURCH

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

2053-2-a

2053-3

2053-5A

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 Prior to any above ground works, a written specification of external walls and roof materials including details of how the facing brickwork will be undertaken (via brick slips or installing steel brackets to the existing elevations of the dwelling together with cladding and tying brick works into the existing walls) to be used in the construction of the building(s) shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of a written specification prior to any above ground works will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DC61 of the Development Control Policies Development Plan Document.

- 3 The proposed development shall be implemented in accordance with the Arboricultural Method Statement and Drawing No.2053-5A received on the 12th February 2021, including any recommendations.

Reason:-

To ensure that the development accords with the Development Control Policies Development Plan Document Policies DC60 and DC61. It will also ensure accordance with Section 197 of the Town and Country Planning Act 1990.

- 4 The roof lights inserted on the roof slope adjacent to No.34 Herbert Road, Hornchurch as shown on the drawing 2053-2-a on the Proposed flank elevation 34/36 shall be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason - In the interest of privacy and to protect the amenity of the adjacent neighbours at No.34 Herbert Road, Hornchurch in accordance with the Residential Extensions and Alterations Supplementary Planning Document and Policy DC61 of the LDF Core Strategy and Development Control Policies Development Plan Document.

- 5 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:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

- 6 The proposed flank windows shown on the approved plans 2053-2-a, showing the proposed flank windows serving the games room and living room adjacent to No. 34 Herbert Road, Hornchurch shall be permanently glazed with obscure glass not less than 4 on the standard scale of obscurity and shall thereafter be maintained and permanently fixed shut.

Reason:-

In the interests of privacy, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61

- 7 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, and in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

INFORMATIVE(S)

- 1 The applicant is advised to exercise extreme caution in carrying out any works which that may harm the health, or the safety, of the preserved tree with the site. Special care should be taken not to sever any substantial roots which may be supporting the tree.

It is advised that the applicant contacts the Council's Senior Arboricultural Officer (Mr Goldrick) on the following telephone number 01708 431594 and Building Control, prior to undertaken any works on site to seek advise in relation to the Preserved Trees on site.

- 2 Further to condition No.2, if the applicant plans to install steel brackets to the existing elevations of the dwelling together with cladding and tying brick works into the existing

- 2 walls, please note this may require separate planning consent.
- 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 2018, improvements required to make the proposal acceptable were negotiated with Mr Breden (agent) by phone and e-mail. The revisions involved providing a tree identification, tree protection plan and alterations to the proposed roof of development. The amendments were subsequently submitted on 21-02-20, 12-02-21 & 25-03-21.

Dated: 16th April 2021



Helen Oakerbee
Assistant Director Planning
London Borough of Havering
Mercury House, Mercury Gardens
Romford RM1 3SL

IMPORTANT - attention is drawn to the notes overleaf

**NOTES IN CONNECTION WITH APPROVAL OF APPLICATIONS SUBJECT TO CONDITIONS
OF APPLICATIONS FOR PLANNING PERMISSION**

**DEVELOPMENT MANAGEMENT PROCEDURE (England) ORDER 2010
TOWN AND COUNTRY PLANNING ACT 1990**

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 12 weeks 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 12 weeks of the date of this notice, whichever period expires earlier.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

" In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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, which came into force from 06/04/2008. A fee of £116 per request (or £34 where the related permission was for extending or altering a dwellinghouse) will be required.