Havering
LONDON BOROUGH

LONDON BOROUGH OF HAVERING

TOWN AND COUNTRY PLANNING ACT 1990

AGENT

Mrs Meghan Allen
118 Pall Mall
London
SW1Y 5EA

APPLICANT

Havering Islamic & Cultural Centre
91 Waterloo Road and 9 Bridge Close
Romford
London
RM7 0AA

APPLICATION NO: P1090.25

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: Continued use of premises as a place of worship and assembly/community use (Use Class F1/F2)

Location: 9 Bridge Close
Romford

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

6464 L 01 Ground Floor Plan

6464 L02 First Floor Plan

6464 L03 Block Plan

6464 L 04 Rev A Location and Block 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 use of the premises as a place of worship and assembly shall be for a limited period only expiring on 1st April 2027 on or before which date the use shall cease.

Reason: To enable the Local Planning Authority to review the situation regarding the progress of proposals for the comprehensive redevelopment of the site arising under Policy 1 of the Havering Local Plan 2016-2031.

2 The use of the premises as a place of worship and assembly shall not take place other than between 0800 Hours - 2100 Hours each day of the week.

Reason: To minimise the impact of the development on the surrounding area in the interests of amenity, and that the development accords with Policies 7 and 16 of the Havering Local Plan.

3 Within two months of the date of this permission, the cycle parking facilities as shown on Drawing No. 6464 L 01 received 22 September 2025 shall be installed, securely fixed to the building wall, and made fully available for use by occupants and visitors. If no cycle parking provision is made within two months of this decision notice, the use of the premises as a place of worship and assembly shall cease until such time as the facilities are provided. Thereafter, the cycle parking shall be retained and maintained in good condition for its intended purpose for the lifetime of the development.

Reason: To ensure that adequate car parking provision is made off street in the interests of highway safety.

4 The existing sound insulation against internally-generated noise shall be retained and, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), no doors, windows or other openings shall be constructed in the premises.

Reason: To minimise the impact from noise arising from the development on the surrounding area in the interests of amenity, and that the development accords with Policy 7 of the Havering Local Plan.

5 The existing apparatus for the control of sound-amplification equipment shall be retained and shall be operated whenever sound-amplification equipment is in use. Sound-amplification equipment shall not be operated within the premises to generate noise that is audible within any residential curtilage in Waterloo Road.

Reason: To minimise the impact from noise arising from the development on the surrounding area in the interests of amenity, and that the development accords with Policy 7 of the Havering Local Plan.

6 The refuse and recycling stores shall be provided in accordance with the details as previously approved under application Q0273.12 and be permanently retained thereafter.

Reason: To protect the amenity of occupiers of the development and also the locality generally.

INFORMATIVE(S)

1 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.

Date: 14th October 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

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, 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.