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Planning
London Borough of Havering
Havering Town Hall
Main Road
Romford
RM1 3BB

14 October 2026

Our Ref: 9019

Dear Sir / Madam,

Application for Planning Permission for the Installation of External Plant Equipment – Units 8-8A, The Brewery, Romford, RM1 1AU

On behalf of our client Lidl GB Ltd, we are pleased to submit an application seeking full planning permission for the installation of external plant equipment at Units 8-8A, The Brewery, Romford, RM1 1AU. The proposal compromises the installation of plant equipment and associated acoustic mitigation measures required to facilitate the operation of the store.

Application Site Context

The application site consists of Units 8 and 8A of the Brewery Shopping Centre, located at ground floor level with frontage onto Exchange Street. At first floor / roof level is the car park serving the shopping centre, including Units 8 and 8A and neighbouring units. Planning permission was granted on 28 July 2026 (Ref. P0629.26) for the use of Unit 8A as a foodstore in addition to existing non-food retail use, and on 10 February 2025 (Ref. P1652.24) for the use of Unit 8 as a foodstore. Lidl are set to occupy these units on this basis.

The site is located on Primary Frontage within Romford Town Centre. As such, the site is surrounded by a predominantly urban environment characterised by a mix of retail, commercial and residential uses. These buildings are all host to a range of contemporary plant equipment installations and signage arrangements, both of which are synonymous with the site's location. The building is not statutorily listed and is not located within a Conservation Area.

Application Proposals and Justification

Application Proposals

Lidl are seeking planning permission for the following works:

- Installation of VRV units and food refrigeration dry cooler and pump units, to be installed at ground floor level adjacent to retail unit and within existing plant enclosure at first floor / car park level;
- Installation of paladin fencing surrounding the proposed external plant area at ground floor level.

Amenity Considerations

The installation of plant equipment is an essential component of any commercial operation. In the particular case for Lidl, they rely on VRV units and food refrigeration dry coolers to keep their produce fresh for sale to customers, and to ensure that food

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and beverage safety requirements can be met within their stores. Units are also essential for the cooling of staff and customer areas, ensuring pleasant customer experience and safe working conditions for members of staff. The proposed location of the plant equipment has been chosen to ensure that these proposals will have the least possible impact on the amenity of surrounding uses.

The accompanying noise report prepared by Acoustic Consultants Ltd assesses the noise of the plant equipment against base level noise conditions. The report concludes that the noise emissions from the plant will be expected to have no adverse impact, and that the noise impact of the plant associated with the proposed Lidl food store falls below the Lowest Observed Adverse Effect Level of the PPG and NPSE. The proposals are therefore also considered in accordance with Policy 34 of the Havering Local Plan, ensuring that development proposals do not unduly impact upon amenity, by way of noise. It is also critical to emphasise that the AC units are not to be connected to any internal machinery other than that to be used for cooling, and to this end gives no rise to any odour as part of their working.

Design Considerations

The proposed plant equipment will be located at ground and car park level, where it will be viewed within the context of the sites wider commercial setting. The scale and appearance of the equipment are inkeeping with the commercial nature of the site's surroundings. Indeed, the proposals have been designed to keep visual prominence to a minimum whilst ensuring the equipment fulfils its operational requirements. The proposals demonstrate compliance with Policy 26, requiring development to respond to distinctive local building forms and patterns. The equipment positioned at ground floor level is to be contained within paladin fencing, thus ensuring the visual impacts are kept to a minimum, and the development integrates into the overall building and the wider townscape.

Given the location and nature of the proposed equipment, the development will not result in any material harm to the character or appearance of the building, nor the amenity of the surrounding area.

In support of this application, please find enclosed the following:

- Application Fee of £610.00;
- Application Forms;
- Drawings:
  - Site Location Plan (Ref. 90002)
  - Existing Site Plan (Ref. 90001)
  - Proposed Site Plan (Ref. 91001)
  - Existing Ground Floor Plan (Ref. 01002)
  - Proposed Ground Floor Plan (Ref. 01001)
  - Existing Car Park Level (Ref. 01003)
  - Proposed Car Park Level (Ref. 01001)
  - Existing Elevations (Ref. 02010)
  - Proposed Elevations (Ref. 02020)
- Noise Impact Assessment – Prepared by Acoustic Consultants Ltd;
- Plant Specification Documents (Ref. ME-08 Rev C)

We trust that the application meets the council's validation requirements, but should you require anything further please do not hesitate in contacting the undersigned.

Yours sincerely,

James Baker

Senior Planner

Planning Potential
London

Enc.