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MS VICTORIA COLLINS
LONDON BOROUGH OF HAVERING
Town Hall
Main Road
Romford
RM1 3BB

Date: 9th November 2026
NTA ref: 1211

RE: THE POMPADOURS, EDENHALL ROAD, RM3 8DL |SECTION 73 TO AMEND CONDITION 2 OF FULL PLANNING PERMISSION REF. P1301.19 | APPLICATION SUBMISSION PP-15352285

Dear Victoria,

On behalf of Hilldene Estate Limited, NTA Planning Consultants LLP is pleased to submit an application under Section 73 of the Town and Country Planning Act 1990, seeking a Minor Material Amendment to vary Condition 2 of planning permission reference P1301.19, granted by the Council on 10 February 2021.

The full description of development is as follows:

"Application submitted under Section 73 to vary condition 2 of planning permission P1301.19, relating to the demolition of the existing public house "the Pompadours" and the construction of 21 new houses."

The proposed amendment seeks to remove the affordable housing designations from the approved Proposed Site Layout Plan, thereby allowing all 21 dwellings to be delivered as market housing. Accordingly, the application seeks approval of a revised Proposed Site Layout Plan and the corresponding amendment to Condition 2 to reflect the updated approved drawings schedule.

For clarity, the proposed amendments relate solely to the tenure of the dwellings and the removal of the affordable housing provision. No changes are proposed to the approved development in terms of its physical form, design, scale or layout, and the scheme will continue to deliver 21 dwellings in accordance with the extant planning permission.

The affordable housing obligations are legally secured through the existing Section 106 Agreement (reference HAV021000). The applicant is therefore willing to enter into a Deed of Variation to remove the relevant affordable housing obligations, with this process progressing alongside the determination of the planning application.

The justification for the proposed amendments is set out within the accompanying Planning Statement and Financial Viability Appraisal, which explain the rationale for the removal of the affordable housing provision.

As part of this application, we submit the following information:

DRAWING/REPORT	AUTHOR	REF
Application Form	NTA Planning	PP-15352285
CIL Form	NTA Planning	PP-15352285
Financial Viability Appraisal	DS2	
2026 Location Plan and Proposed Site Layout Plan	BHD Architects	339-PD-01
2021 Approved Proposed Site Layout Plan	Haskins Designs	4352-PD-01 Rev. G

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We trust that the submitted information is sufficient to enable the Council to validate and determine the application.

The associated planning fee will be paid via the Planning Portal upon submission, allowing the application to be released to Havering Council. Please contact me on 020 3687 0727 or jl@ntaplanning.co.uk should there be any queries in relation to this submission. I look forward to hearing from you.

Kind regards,

JAMIE LOXLEY BA. MSC. (HONS) MRTPI
SENIOR PLANNER
NTA PLANNING CONSULTANTS LLP