



# Havering

L O N D O N   B O R O U G H

## PLANNING COMMITTEE AGENDA

<b>7.30 pm</b>	<b>Thursday 14 February 2019</b>	<b>Havering Town Hall, Main Road, Romford</b>
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Members 8: Quorum 4

### COUNCILLORS:

**Conservative Group  
(4)**

Robby Misir (Chairman)  
Carol Smith (Vice-Chair)  
Philippa Crowder  
Matt Sutton

**Residents' Group  
(1)**

Stephanie Nunn

**Upminster & Cranham  
Residents Group'  
(1)**

John Tyler

**Independent Residents  
Group  
(1)**

David Durant

**Labour Group  
(1)**

Paul McGeary

**For information about the meeting please contact:  
Richard Cursons 01708 432430  
[richard.cursons@onesource.co.uk](mailto:richard.cursons@onesource.co.uk)**

**To register to speak at the meeting please call 01708 433100  
Before 5.00PM on Tuesday 12 February**

## **Protocol for members of the public wishing to report on meetings of the London Borough of Havering**

Members of the public are entitled to report on meetings of Council, Committees and Cabinet, except in circumstances where the public have been excluded as permitted by law.

Reporting means:-

- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, so that the report or commentary is available as the meeting takes place or later if the person is not present.

Anyone present at a meeting as it takes place is not permitted to carry out an oral commentary or report. This is to prevent the business of the meeting being disrupted.

Anyone attending a meeting is asked to advise Democratic Services staff on 01708 433076 that they wish to report on the meeting and how they wish to do so. This is to enable employees to guide anyone choosing to report on proceedings to an appropriate place from which to be able to report effectively.

Members of the public are asked to remain seated throughout the meeting as standing up and walking around could distract from the business in hand.



## **AGENDA ITEMS**

### **1 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

These are the arrangements in case of fire or other events that might require the meeting room or building's evacuation. (Double doors at the entrance to the Council Chamber and door on the right hand corner (marked as an exit).

Proceed down main staircase, out the main entrance, turn left along front of building to side car park, turn left and proceed to the "Fire Assembly Point" at the corner of the rear car park. Await further instructions.

I would like to remind members of the public that Councillors have to make decisions on planning applications strictly in accordance with planning principles.

I would also like to remind members of the public that the decisions may not always be popular, but they should respect the need for Councillors to take decisions that will stand up to external scrutiny or accountability.

Would members of the public also note that they are not allowed to communicate with or pass messages to Councillors during the meeting.

### **2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS**

(if any) - receive.

### **3 DISCLOSURE OF INTERESTS**

Members are invited to disclose any interest in any of the items on the agenda at this point of the meeting.

*Members may still disclose any interest in an item at any time prior to the consideration of the matter.*

### **4 MINUTES (Pages 1 - 4)**

To approve as a correct record the minutes of the meeting of the Committee held on 17 January 2019 and to authorise the Chairman to sign them.

### **5 APPLICATIONS FOR DECISION (Pages 5 - 8)**

See attached document

- 6      P1700.18 - 31 HIGH STREET HORNCHURCH** (Pages 9 - 18)
- 7      P1866.18 - HAREFIELD MANOR HOTEL, 33 MAIN ROAD, ROMFORD** (Pages 19 - 26)
- 8      STOPPING UP OF LAND AT BROADWAY RAINHAM** (Pages 27 - 34)
- 9      QUARTERLY PLANNING PERFORMANCE UPDATE REPORT** (Pages 35 - 40)

**Andrew Beesley**  
**Head of Democratic Services**

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**MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
Havering Town Hall, Main Road, Romford  
17 January 2019 (7.30 - 9.00 pm)**

**Present:**

**COUNCILLORS: 8**

**Conservative Group** Robby Misir (in the Chair) Carol Smith (Vice-Chair),  
Philippa Crowder and Michael White

**Residents' Group** Stephanie Nunn

**Upminster & Cranham  
Residents' Group** John Tyler

**Independent Residents  
Group** David Durant

**Labour Group** Paul McGeary

Councillors Robert Benham, Roger Ramsey, John Crowder and Gillian Ford were also present for part of the meeting.

10 members of the public were present.

Unless otherwise indicated all decisions were agreed with no vote against.

Through the Chairman, announcements were made regarding emergency evacuation arrangements and the decision making process followed by the Committee.

**43 DISCLOSURE OF INTERESTS**

There were no disclosures of interest.

**44 MINUTES**

The minutes of the meeting held on 22 November 2018 were agreed as a correct record and signed by the Chairman.

45     **P1307.17 - 43 BARTON AVENUE, ROMFORD - RETROSPECTIVE PLANNING PERMISSION FOR AN OUTBUILDING IN THE REAR GARDEN FOR USE AS A SUMMER HOUSE/GYM**

The Committee was addressed by Councillor Robert Benham.

The Committee considered the report and on a vote of 4 votes to 4 abstentions **RESOLVED** to **GRANT PLANNING PERMISSION** subject to the following additional conditions:

- Additional condition regarding ensuring satisfactory materials and finish of the building.
- An additional condition for no sub-division of the rear garden and a further one that the outbuilding should not be used as a separate unit of accommodation.

Councillors Crowder, Smith, White and Nunn abstained from voting.

46     **P2012.17 - 17 ELM GROVE - RETROSPECTIVE APPLICATION FOR USE OF OUTBUILDING IN REAR GARDEN FOR DOMESTIC AND BUSINESS USE**

In accordance with the public speaking arrangements the Committee was addressed by an objector with a response by the applicant's agent.

Councillor Roger Ramsey addressed the Committee.

The Committee considered the report and **RESOLVED** to defer consideration of the item in order that more robust conditions could be attached to control the impact of the proposed use.

Members considered the following:

- Change to Condition 3 to refer to business use rather than office use.
- Change to Condition 3 to limit hours from 9am to 5pm Mon-Fri.
- Additional condition to control the number of visitors to the business at any one time.
- Also consider any additional conditions that may be recommended.



47     **P0719.18 - WILLOW TREE LODGE - RESIDENTIAL CARAVAN SITE, INCLUDING THE STATIONING OF 12 CARAVANS (ONE TOURING CARAVAN AND 11 STATIC CARAVANS) AND ERECTION OF REPLACEMENT STABLE BLOCK**

In accordance with the public speaking arrangements the Committee was addressed by an objector with a response by the applicant's agent.

Councillor Gillian Ford addressed the Committee.

The Committee considered the report and on a vote of 5 votes to 3 abstentions **RESOLVED** to **GRANT PLANNING PERMISSION** subject to the conditions as set out in the report.

Councillors Nunn, Tyler and McGeary abstained from voting.

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**Chairman**

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## Agenda Item 5

### Applications for Decision

#### Introduction

1. In this part of the agenda are reports on planning applications for determination by the committee.
2. Although the reports are set out in order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a specific application, you need to be at the meeting from the beginning.
3. The following information and advice only applies to reports in this part of the agenda.

#### Advice to Members

#### Material planning considerations

4. The Committee is required to consider planning applications against the development plan and other material planning considerations.
5. The development plan for Havering comprises the following documents:
  - London Plan March 2016
  - Core Strategy and Development Control Policies (2008)
  - Site Allocations (2008)
  - Romford Area Action Plan (2008)
  - Joint Waste Development Plan (2012)
6. Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken.
7. Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.
8. Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development

which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

9. Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
10. In accordance with Article 35 of the Development Management Procedure Order 2015, Members are invited to agree the recommendations set out in the reports, which have been made based on the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.

#### Non-material considerations

11. Members are reminded that other areas of legislation cover many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
  - Building Regulations deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
  - Works within the highway are controlled by Highways Legislation.
  - Environmental Health covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
  - Works on or close to the boundary are covered by the Party Wall Act.
  - Covenants and private rights over land are enforced separately from planning and should not be considered.

#### Local financial considerations

12. In accordance with Policy 6.5 of the London Plan (2015) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund CrossRail.
13. Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through a section106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.

#### **Public speaking and running order**

14. The Council's Constitution allows for public speaking on these items in accordance with the Constitution and the Chair's discretion.
15. The items on this part of the agenda will run as follows where there are registered public speakers:

- a. Officer introduction of the development
  - b. Registered Objector(s) speaking slot (3 minutes)
  - c. Responding Applicant speaking slot (3 minutes)
  - d. Ward Councillor(s) speaking slots (3 minutes)
  - e. Officer presentation of the material planning considerations
  - f. Committee questions and debate
  - g. Committee decision
16. The items on this part of the agenda will run as follows where there are no public speakers:
- a. Where requested by the Chairman, officer presentation of the main issues
  - b. Committee questions and debate
  - c. Committee decision


**Late information**

17. Any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in the Update Report.

**Recommendation**

18. The Committee to take any decisions recommended in the attached report(s).

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 <b>Havering</b> LONDON BOROUGH	<b>Planning Committee</b> <b>14 February 2019</b>
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<b>Application Reference:</b>	<b>P1700.18</b>
<b>Location:</b>	<b>31 HIGH STREET, HORNCHURCH, RM11 1TP</b>
<b>Ward</b>	<b>SAINT ANDRWES</b>
<b>Description:</b>	<b>AMENDMENT OF PLANNING CONDITIONS 2 AND 36 OF PERMISSION P1373.16, TO ENABLE REMOVAL OF THE CURRENT LEFT TURN ONLY SITE ACCESS ARRANGEMENT</b>
<b>Case Officer:</b>	<b>ELIZABETH REYNOLDS</b>
<b>Reason for Report to Committee:</b>	<b>The Assistant Director Planning considers committee consideration to be necessary.</b>

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## **1 BACKGROUND**

- 1.1 Background: Vehicle Access / Egress Arrangements. Planning permission reference P1373.16 was approved at committee on 22/12/2016. The application was scheduled to be reported to an earlier committee meeting but deferred as Members were concerned about the risk of the proposal exacerbating traffic congestion in the surrounding network, especially High Street, and asked officers to seek that the applicant design a workable and enforceable scheme to address the impact of vehicle movement into and from High Street, likely to involve a left turn in and left out only configuration. Members set out that this should consider physical engineering solutions, including for example reconfiguring the access layout, its detailed position, restrictions at the site entrance/ exit to restrict direction of vehicle travel, and potentially highway based measures such as road markings, CCTV and signage with these to be met at the developers cost and covered by legal agreement as necessary. Members also wished to see potential use of signage and promotion of restrictions to store users to optimise enforcement of the measures.

- 1.2 Members requested that a traffic arrangement be chosen through a process of option appraisal. In response, the applicant considered a range of options for the site access arrangements and prepared an accompanying appraisal. When considering the merits of the options, alongside commentary provided by LBH Highways, the fourth option was considered to represent the most appropriate solution. Option 4 can be summarised as having signage, road markings and a central road island on the High Street to enforce a 'left-turn only' arrangement – all secured via planning conditions and a Section 106 Agreement with the Local Highway Authority.
- 1.3 The (Lidl) supermarket approved by permission P1373.16 is constructed and in use, however the approved traffic arrangements and several minor aspects of the approved development are not operating as hoped. This application has been made partly to improve operation of the store, but primarily as the result of extensive engagement between Lidl's transport consultant and Havering's Highways team regarding vehicular access to the car park.

## **2 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- 2.1 The proposal is for the amendment of conditions 2 and 36 of permission P1373.16 to facilitate better operation of the supermarket, principally through the removal of a requirement for 'left-turn only' egress and access to the site.
- 2.2 Other minor changes to the approved plans are sought, but the core consideration for this application is the safety of vehicular access arrangements and traffic congestion. Details of the current access arrangements (as approved by permission P1373.16) are explained within the 'Background' section at the start of this report.

## **3 RECOMMENDATION**

- 3.1 That the proposal is acceptable subject to a Deed of Variation amending the terms of the existing legal agreement signed under Section 106 of the Town and Country Planning Act 1990 (as amended).

The Developer/Owner to pay the Council's reasonable legal costs associated with amending the Legal Agreement.

That the Assistant Director of Planning be authorised grant planning permission subject to the conditions set out below:

Pursuant to Section 73 of the Town and Country Planning Act 1990 (as amended), The London Borough of Havering as Local Planning Authority has determined to allow your application (Ref P1700.18), being satisfied that the applied for changes are not material.

Permission is to be subject to the following::



## **Conditions**

1. Time Limit
2. Accordance with plans
3. Materials
4. Construction Methodology
5. Hours of Construction
6. Refuse and Recycling
7. Cycle Storage
8. Parking Provision
9. Accessible Parking Spaces
10. Deliveries
11. Loading
12. Landscaping
13. Open Storage
14. Boundary Treatment
15. Wheel Washing
16. Contaminated Land
17. Opening Hours
18. Travel Plan
19. External Lighting
20. Highway Agreements
21. Visibility Splay
22. Road Safety Audit
23. Fairkytes Avenue Retaining Structure
24. New Plant and Machinery
25. Noise and Vibration
26. Sustainable Construction
27. Drainage
28. Enclosure of Car Park
29. Car Park Controls
30. Clear Glazing
31. Ground Levels
32. Towers Lettering
33. Permitted Development Restriction – Change of Use
34. Permitted Development Restriction – Additional / Mezzanine
35. No Access from Fairkytes Avenue
36. Road Signage & Turning Restriction

### **3.2 Specifically, the following conditions are to be amended to read:**

#### **Condition 2 –**

The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans listed below:

- 3443 Jul15\_01 104D Proposed Roof Plan;
- 3443 Aug15\_01 107L Proposed Elevations 2;
- 3443 Jul16\_01 120 Site Location Plan;
- 3443 Sep16\_01 115D Street Elevation (Front);
- 3443 Nov18\_01 A1 200 Site layout;
- 3443 Nov18\_02 A3 200 Store plan;
- 3443 Nov18\_03 A1 200 Surface Water Plan;
- 3443 Nov18\_04 A1 200 Elevations;

- 3443 Nov18\_05 A2 200 Section V; and
- 3443 Nov18\_06 A0 100 Elevations Sections 3.

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.

Condition 36 –

A detailed scheme for additional road signage and road markings shall be submitted to and approved in writing by the Local Planning Authority. The site access arrangement, as indicated on drawing no's 1807078-03 A and 1807078-TK03 A, and agreed signage and road markings shall be installed to the full satisfaction of the Local Planning Authority and thereafter maintained.

Reason:-

Insufficient information has been submitted to demonstrate the proposed signage and road markings to be used at the site entrance. The submission and implementation of the measures would ensure that there are adequate entrance and exit arrangements to serve the development and that the development accords with the Development Control Policies Development Plan Document Policies DC32 and DC33.

## **Informatives**

- 37. Fees
- 38. Highways
- 39. Street Naming and Numbering

## **4 PROPOSAL AND LOCATION DETAILS**

### **Proposal**

- 4.1 The application is seeking planning permission to vary Conditions 2 and 36 of permission P1373.16 as summarised below.

Condition 2

The condition is currently expressed as:

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).

To reflect Lidl's operational requirements the following changes are needed:

- Welfare area moved from first floor to ground floor;
- One trolley bay removed, other trolley bay relocated;
- Site levels changed due to high voltage electricity cable running through the site (existing and proposed levels set out in 'surface water' drawing);
- Steps and slope added to the front of the site due to new proposed levels (finished floor levels of store raised by 0.58m);
- Steps added at fire exit along east elevation and fire refuge provided; and
- Number of steps to access site from Fairkytes Avenue reduced due to level changes.

Approval is therefore sought to amend the wording of Condition 2 so that it reads:

The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans listed below:

- 3443 Jul15\_01 104D Proposed Roof Plan;
- 3443 Aug15\_01 107L Proposed Elevations 2
- 3443 Jul16\_01 120 Site Location Plan
- 3443 Sep16\_01 115D Street Elevation (Front)
- 3443 Nov18\_01 A1 200 Site Layout
- 3443 Nov18\_02 A3 Store Plan
- 3443 Nov18\_03 A1 Surface Water Plan
- 3443 Nov18\_04 A1 Elevations
- 3443 Nov18\_05 A2 200 Section V
- 3443 Nov18\_06 A0 100 Elevations Sections 3

#### Condition 36

The condition is currently expressed as:

The proposed retail store shall not open to customers until a detailed scheme for additional road signage and road markings to enforce the site entrance turning restrictions has been submitted to and approved in writing by the Local planning Authority. Prior to the retail store opening to customers, the left-turn only' site access arrangements, as indicated on drawing no. 16/0705/SK04, and agreed signage and road markings shall be installed to the full satisfaction of the Local Planning Authority and thereafter maintained.

The site access arrangements are not working as intended and approval is therefore sought to amend the wording of Condition 36 with suggested wording provided as part of the application so that it reads:

The proposed retail store shall not open to customers until a detailed scheme for additional road signage and road markings to enforce the site entrance turning restrictions has been submitted to and approved in writing by the Local planning Authority. Prior to the retail store opening to customers, the site access arrangement, as indicated on drawing no's 187078-03 A and 1807078-TK03 A, and agreed signage and road markings shall be installed to the full satisfaction of the Local Planning Authority and thereafter maintained.

The wording of conditions as sought by the planning agent reflects the past tense (pre-commencement) and therefore further slight amendments have been made to the wording of conditions 2 and 36 – please refer to the Recommendations section of this report.

### **Site and Surroundings**

- 4.2 The application relates to a Lidl supermarket (Use Class A1) at 31 High Street, Hornchurch. The supermarket was constructed on land previously occupied by the Towers Cinema, which was constructed in 1935 and operated as a cinema until 1973 when it was converted to a bingo hall.
- 4.3 The site comprises 0.63 hectares and the main vehicular access is from High Street. The supermarket building is located in the western portion of the site, with the car park to the east (located mostly behind a semi-detached double storey commercial building at 35 – 37 High Street).
- 4.4 The land is designated in the Local Development Framework as being within the fringe area of the Hornchurch Major District Centre, although the site is also surrounded by residential accommodation to the north (Fairkytes Avenue), south (Appleton way / Victor Close / Abbs Cross Gardens) and west (Grey Towers Avenue).

### **Planning History**

- 4.3 The following planning decisions are considered relevant to the current application:
- P0325.16 - Demolition of former Mecca Bingo Hall – Approved 31 August 2016
  - P1373.16 - Construction of a Lidl food store with associated car parking – Approved, 12 May 2017
  - P0863.17- Application to vary approved drawings, condition 2 of planning permission P1373.16 – Construction of a Lidl food store with associated car parking – Withdrawn, 12 November 2018
  - P1220.17 – Variation of Condition 10 (delivery times) and condition 17 (store opening hours) of planning permission P1373.16 (construction of a Lidl food store) to allow:
    - Deliveries on Bank / Public Holidays between the hours of 07:00 to 21:00
    - Store opening on Bank / Public Holidays between the hours of 07:00 to 23:00Refused 17, October 2017
- 4.4 Conditions 16 (Ground Gas), 23 (Retaining Structure), and 32 (Towers Lettering) of permission P1373.16 are yet to be discharged.

## **5 CONSULTATION RESPONSE**

- 5.1 Notification letters were sent to 54 properties - one letter of objection (mistakenly for the construction of the supermarket itself) and two letters of support have been received.

5.2 Consultation responses were received from:

Street Management – No Objection

Neighbours

- Support as restriction has caused a large increase in the amount of traffic using Abbs Cross Gardens'
- Traffic congestion will not be made any worse by removing this "no right turn".

## **6 COMMUNITY ENGAGEMENT**

6.1 None undertaken.

## **7 LOCAL REPRESENTATION**

7.1 A Notification letters were sent to 54 properties - one letter of objection (mistakenly for the construction of the supermarket itself) and two letters of support have been received.

7.2 Consultation responses were received from:

Street Management – No Objection

Neighbours

- Support as restriction has caused a large increase in the amount of traffic using Abbs Cross Gardens'
- Traffic congestion will not be made any worse by removing this "no right turn".

### **Representations**

7.3 No objections were raised in response to the consultation.

### **Non-material representations**

7.4 No matters of a non-material nature were raised in the consultation responses.

### **Procedural issues**

7.5 No procedural issues are applicable to the assessment.

## **8 MATERIAL PLANNING CONSIDERATIONS**

8.1 The main considerations relate to safe and efficient access to the site for vehicles associated implications for the surrounding highway network. Other, minor changes are also sought to address the deliverability of the scheme (slight level changes to the car park to accommodate an electricity cable), improve operation (relocation of a trolley bay) and officer welfare (relocating facilities from first to ground floor level).

- 8.2 It should be noted that the supermarket is operational, having been granted planning approval

#### Principle of Development

- 8.3 The principle of the proposed development is considered acceptable as it would improve vehicular access to the site, reducing the risk of congestion or accident on the High Street. All other aspects of the proposed use of the site as a supermarket remain unchanged.

#### Design / Impact on Streetscene

- 8.4 The appearance of the existing supermarket would not change and therefore is not considered to have a detrimental impact on the visual amenity of the Hornchurch High Street.

#### Impact on Amenity

- 8.5 It is not proposed to change the hours of operation or increase the scale of the existing Supermarket.
- 8.6 The neighbour consultation responses are generally supportive of the proposal, given the amended vehicular access arrangements would reduce current issues pertaining to traffic on the surrounding residential streets.

#### Environmental Issues

- 8.7 The proposal is not considered to give rise to any significant noise or other environmental issues.

#### Parking and Highway Issues

- 8.8 The site is within a town centre location and has a Public Transport Accessibility Level (PTAL) rating of 4; meaning that the premises has good access to a variety of public transport facilities. Government guidance encourages a relaxation in parking and other standards in town centre locations, particularly where there is good access to public transport and the proposal accords with this advice.
- 8.9 The maximum parking standard for sites located in District Centres for A1 food supermarket uses is one space for every 18 to 25 square metres. At 103 spaces, the amount of on-site car parking provision proposed in the development is considered to be acceptable in terms of the adopted standards and the Local Highway Authority has raised no objections in this regard.
- 8.10 The proposed cycle parking would meet the London Plan and LDF requirements.

- 8.11 The application has consulted with the Havering's Highways Officers in advance of making this application, and has their support.

Mayoral Community Infrastructure Levy

- 8.12 The floor area of the supermarket would not increase and therefore, no Mayoral CIL is applicable.

Conclusion

- 8.13 Having had regard to all relevant factors and material planning considerations, the planning officer is of the view that this proposal would be acceptable subject to signing a Deed of Variation to the existing Section 106 legal agreement.

### **Financial and Other Mitigation**

- 8.14 None.

### **Other Planning Issues**


- 8.15 Legal resources will be required to prepare and complete a Deed of Variation to the existing S106 legal agreement. The S106 contribution is lawfully required to mitigate the harm of the development, and comply with the Council's planning policies.

### **Conclusions**

- 8.16 All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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 <b>Havering</b> LONDON BOROUGH	<b>Planning Committee</b> <b>14 February 2019</b>
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<b>Application Reference:</b>	<b>P1866.18</b>
<b>Location:</b>	<b>Harefield Manor Hotel, 33 Main Road</b>
<b>Ward:</b>	<b>Romford Town</b>
<b>Description:</b>	<b>The Proposal is for the addition of lift access and addition of roof accommodation to the annex along with extension to the rear of the annex (2-3 storeys). The Proposal is also for extensions on the first floor to the Main hotel building.</b>
<b>Case Officer:</b>	<b>Kevin McLaughlin</b>
<b>Reason for Report to Committee:</b>	<b>A Councillor call-in by Councillor Joshua Chapman has been received which accords with the Committee Consideration Criteria.</b>

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## **1. BACKGROUND**

- 1.1 The application was called in by Councillor Joshua Chapman who expresses concern that the development, through its size and bulk, will have a significant impact on the light afforded to neighbouring residents.

## **2. SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- 2.1 The proposal is not judged to adversely affect the character of the application sites or the visual amenities of the streetscene. This development would not cause an excessively detrimental impact upon the residential amenities enjoyed by neighbouring properties.

## **3 RECOMMENDATION**

- 3.1 That the Committee resolve to GRANT planning permission subject to conditions.

- 3.2 That the Head of Planning is delegated authority to issue the planning permission and impose conditions to secure the following matters:

**Conditions**

1. SC4 – Time Limit (3 years).
2. SC32 – Accordance with plans.
3. SC10 – Matching materials.
4. SC11 – Landscaping (Pre-Commencement).
5. SC42 – Noise (Pre-Commencement).
6. SC46 – Standard flank window condition
7. SC57 – Wheel Washing (Pre Commencement)
8. SC62 – Hours of Construction
9. SC63 – Construction Methodology (Pre Commencement)

**4 PROPOSAL AND LOCATION DETAILS**

**Proposal**

- 4.1 Planning permission is sought for an extension to both the main site and the annexe building.
- 4.2 With regards to the annexe, the works will be largely focussed towards the rear of the site and at roof level in order to establish lift access and an additional ten single bedrooms.
- 4.3 Works to the main building will again be directed towards the rear of the existing structure. Again, additional accommodation is sought, this time through five double rooms at first floor level.

**Site and Surroundings**

- 4.3 Harefield Manor Hotel is split into two parts. The main hotel building is located at No.33 Main Road, on the corner of Pettits Lane. Split over three floors, the main hotel is finished with a face brick exterior and has been extended on numerous occasions over the years.
- 4.4 Also split across three levels, the annexe building is on the opposing side of Main Road, on the junction with Erroll Road. This part of the application site is formally recognised as No.48 Main Road.
- 4.5. Parking spaces are available upon both sites.

**Planning History**

- 4.6 The following planning decisions are relevant to the application:
- P1949.16 - Rear Extension – Approved with conditions
  - P1485.16 - Boundary wall erection, Removal of obstruction to neighbouring property – Refused

- N0033.12 - Minor Amendment to remove secondary window within hotel room at ground, first and second floor level; amendments to gable – Approved no conditions
- P0993.10 - Extensions and alterations to provide front reception and rear extension (3 storey) and first floor extension to annex – Approved with conditions
- P0836.10 - Two storey link and alterations revised layout of first floor (amendment to application P0091.05.) – Approved with conditions
- P0825.10 - Wall adjoining highway – Approved with conditions
- P0064.09 - Single storey side extension – Approved with conditions

## **5 CONSULTATION RESPONSE**

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

5.2 The following were consulted regarding the application:

- LBH Street Management Department - No objection.
- LBH Waste and Recycling - No comment
- LBH Environmental Health - No objection to the development provided conditions are added in order to minimize noise and restrict the hours of construction.
- Romford Civic Society - No objection.
- Heritage Consultants (Place Services) - No comment.

## **6 LOCAL REPRESENTATION**

6.1 32 neighbouring properties were notified about the application and invited to comment.

6.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses:            3 which objected.

6.3 The following Councillor made representations:

Councillor Joshua Chapman wishes to call the application in on the grounds that:

- The development, through its size and bulk, will have a significant impact on the light afforded to neighbouring residents.

## **Representations**

- 6.4 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

- Overdevelopment
- Loss of amenity and light afforded to neighbouring residents.
- Overlooking and loss of privacy.
- Increased noise, disturbance and light pollution.
- Detrimental impact upon the character and appearance of the area.
- Lack of additional parking.

## **Non-material representations**

- 6.5 The following issues were raised in representations, but they are not material to the determination of the application:

- As the 'loss of a view' is not a material planning consideration, it is not something that can be taken into account in the consideration of a planning application. It therefore this does not form part of the assessment.
- Any disturbance stemming from the behaviour of future customers is not a matter for the planning department to police.
- The construction phase of development cannot be controlled by the planning department. As with future occupation, planning officers cannot base a decision on anticipation or pre-empt any structural issues which may or may not arise.

## **7 MATERIAL PLANNING CONSIDERATIONS**

- 7.1 The main planning issues raised by the application that the committee must consider are:

- The principle of development.
- The impact upon the character and appearance of the application site.
- The impact upon the amenity of neighbouring residential properties.
- Any parking or highway implications.

## **8 Principle of Development**

- 8.1 Policy DC14 states that Romford is the preferred location for large scale hotel development and advises that hotels strengthen the wider role of town centres and provide a range of employment opportunities. The supporting text refers to the GLA hotel Demand Study 2006 which states that between 2007 and 2026 an additional 300 hotel bedrooms will be required in Havering.
- 8.2 Policy 4.5 of The London Plan states that new visitor accommodation should be focused in town centres, where there is good public transport access to

central London and international and national transport termini. In terms of accessibility the site occupies a highly accessible and sustainable town centre location.

- 8.3 Although Harefield Manor Hotel is not located within Romford Town Centre, the proposal does not seek permission for a completely new development. The intensification of use is not considered excessive and as such, the scheme has been deemed acceptable given the hotel's 'edge of town centre' location.
- 8.4 Notwithstanding the above, any approval will be dependent on the proposal details. It must be noted that there is a degree of judgment involved as to the suitability of the works.

## **9 Impact upon character and appearance of application sites**

- 9.1 As noted above, the majority of the additional built form will be located towards the rear of the application sites. As such, the development will be suitably removed from Main Road. Considering the siting and scale of the works, the character and overall appearance of the area will not be compromised by the proposed scheme. While officers recognise that the extensions will be observed from both Pettits Lane and Erroll Road, the considerate and in keeping design will ensure that the additions will not be overly prominent or readily visible from the public realm.
- 9.2 This scheme will not present an unacceptable impact upon the street scene.
- 9.3 Elements of landscaping and planting have been included within the scheme and will ensure the aesthetics of the garden environment are not lost as a result of the scheme.
- 9.4 Overall the proposal would integrate appropriately within the character of the surrounding area.

## **10 The impact upon the amenity of neighbouring residential properties**

- 10.1 The Residential Design SPD states that new development should be sited and designed such that there is no detriment to existing residential amenity through overlooking and/or privacy loss and dominance or overshadowing. Policy DC61 reinforces these requirements by stating that planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of sunlight/daylight, overlooking or loss of privacy to existing properties.
- 10.2 After considering the scale, location and design of the proposed works, it is anticipated that the development will adhere to the requirements of DC61. In terms of the neighbouring No.16 Sydenham Close, officers have noted the orientation of this property and the extent of the works proposed to the main hotel building (to the south west). After doing so, officers do not envisage the scheme resulting in a notable loss of daylight/sunlight or similarly

overshadowing in this direction. Although the proximity to the shared boundary and neighbouring dwelling has been considered, the extension to the rear of the hotel is respectful of the residential building line, which will not only limit any overshadowing/loss of light but will also prevent any undue sense of enclosure. As confirmed by the occupant, the first floor flank window serves a bathroom as opposed to a more sensitive habitable room. A combination of orientation and the protection of the neighbouring front building line have led officers to the conclusion that the ground floor window (currently serving a lounge) will not be significantly affected by the proposed works. Given the neighbouring arrangement, the north facing windows will not present overlooking issues or unacceptably compromise the level of privacy currently afforded to nearby residents.

- 10.3 With regards to the annexe building, the majority of the works are well removed from the nearest neighbours. Although the ground floor addition will extend to the boundary shared with Hill Court (to the south west) no flank windows are proposed. What is more, this element of the development will be sufficiently screened from this direction by existing boundary treatment.
- 10.4 The first floor development above has been removed from the shared boundary by approximately 3.5m meaning this addition to the hotel annexe will be over 10.5m from those flats on the other side. After also considering the absence of flank windows, officers do not foresee significant overshadowing, a notable loss of sunlight/daylight, or unacceptable overlooking/loss of privacy to existing properties. As such, the LPA does not envisage the first floor rear extension detrimentally impacting upon the level of amenity currently afforded to the residents of Hill Court.
- 10.5 The roof level development will be positioned a considerable distance away from the nearest residents. Again, flank windows are not sought and as such, officers do not envisage the scheme having a significant impact upon surrounding neighbours in regard to any overlooking or privacy.
- 10.6 In light of the above, this proposal is not considered to adversely affect the amenity of adjoining residential properties to an unacceptable degree.

## **11 Parking or Highway Implications**

- 11.1 The application site has a PTAL rating of 5 and less than 100m from a PTAL rating of 6. As such, staff can conclude that The Harefield Manor Hotel has very good access to public transport and as such the requirement for on-site parking is not high in this instance.
- 11.2 London plan policy states the following:

'In locations with a PTAL of 4 - 6, on-site provision should be limited to operational needs, parking for disabled people and that required for taxis, coaches and deliveries/servicing.'

- 11.3 Officers consider the hardstanding around both the main hotel and the annexe is able to satisfy the requirement above.
- 11.4 Similarly, the Council's Street Management department has not raised an objection to the development.


## **Conclusions**

All other relevant policies and considerations have been taken into account. Planning permission should be approved subject to conditions and for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.

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N AGENDA ITEM No: [X]

 <b>Havering</b> LONDON BOROUGH	<b>Planning Committee</b> <b>14 February 2019</b>
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<b>Application Reference:</b>	<b>Stopping Up Order</b>
<b>Location:</b>	<b>Land at Broadway Rainham RM13 9YW</b>
<b>Ward:</b>	<b>Rainham</b>
<b>Description:</b>	<b>Stopping up of Highway</b>
<b>Case Officer:</b>	<b>Mark Philpotts</b>
<b>Reason for Report to Committee:</b>	<b>The Head of Planning considers committee consideration to be necessary.</b>

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## **1 Background**

- 1.1 On 8 November 2018 the Council resolved to grant planning permission under application reference P1701.17 for the development of 57 Homes comprising a mix of 22 Houses and 35 apartments with associated works subject to completion of an agreement pursuant to s106 Town and Country Planning Act 1990. In order to facilitate the development, stopping up of the adopted public highway is required as the approved scheme will encroach onto the existing public highway.
- 1.2 A resolution is therefore sought to stop up the adopted public highway shown hatched black on the plan reference QR022/27/01 at Appendix A ("the Plan") to enable the development to be carried out in accordance with the resolution to grant planning permission under application reference number P1701.17.
- 1.3 The Council's highway officers have considered the application and consider that the stopping up is acceptable in all material respects to enable development pursuant to planning permission.

## **2 Recommendation**

That the Committee resolve;

(a) to authorise the stopping up of the highway land at Broadway Rainham shown zebra hatched on the Plan, in accordance with the procedure set out in section 252 of the Town and Country Planning Act 1990, subject to:

- the grant and lawful implementation of planning permission application reference P1701.17;
- payment, by the applicant, of all costs associated with the stopping up;
- any direction by the Mayor of London

on the following basis:

if no objections are received (or any received are withdrawn), or the Mayor of London decides a local inquiry is unnecessary, then the stopping up order will be confirmed by officers;

if objections are received from a local authority, statutory undertaker or gas transporter (and are not withdrawn), or other objections are received (and not withdrawn) and the Mayor of London decides that an inquiry is necessary, the Council shall cause a local inquiry to be held.

(b) to delegate authority to the Assistant Director of Environment to do anything necessary and incidental to facilitate the process of stopping up the highway pursuant to section 247 of the Town and Country Planning Act 1990.

### **3 Proposal and Location details**

3.1 Section 247(2A) of the Town and Country Planning Act 1990 (“the Act”) provides that the Council of a London borough may by order authorise the stopping up or diversion of any highway within the borough if it is satisfied that it is necessary to do so in order to enable development to be carried out in accordance with planning permission granted under Part III of the Act.

3.2 In *K C Holdings Ltd v Secretary of State for Wales [1990] JPL 353* the Deputy Judge held that “may” implies a discretion to consider the demerits and merits of the particular closure in relation to the particular facts of the case. In *Vasiliou v Secretary of State for Transport [1991] 2 All ER 77*, the Court of Appeal held that when exercising his discretion, the Secretary of State was not only entitled, but required to take into account any directly adverse effect the order would have on all those entitled to the rights which would be extinguished by it, especially as the section contains no provision for compensating those so affected.

3.3 The layout of the development has already been considered and approved under application ref P1701.17 following a full statutory public consultation exercise. The approved layout plans would require the stopping up of the area

of land that is the subject of this report. The stopping up now proposed would give effect to the development on the land to be stopped up.

- 3.4 There are two areas of land to which the application to stop up relates. The areas are forecourt for the former Rainham Library complex adjacent to the footway of Broadway Rainham, measuring approximately: Area A 2.5 metres in width and approximately 9.8 metres in length and Area B 5.5 metres in width and approximately 21.2 metres in length sited between OS grid reference points: Area A 182205N, 552050E to 182197N, 552054E, Area B 182179N, 552060E to 182160N, 552070E.
- 3.5 The land is classified as general purpose Highway on the register of highways maintainable at the public expense.
- 3.6 The development approved pursuant to the planning permission incorporates a redesign of the existing road layout within the confines of the development.
- 3.7 It is considered that the most effective way to accommodate the approved road layout is by stopping up parts of the existing highway. Officers therefore consider that there would be no significant disadvantages suffered by the public or by those with properties near or adjoining the existing highway. In contrast, there are advantages of stopping up the highway rights as doing so will enable the development to be carried out.

#### **4 Planning History**

The following planning decisions are relevant to the application:

P1701.17 – Former Rainham Library offices at 21 Broadway and land to the rear of 29 Broadway - demolition of existing buildings and the construction of 57 homes comprising a mix of 22 houses and 35 apartments with associated access roads, parking, hard surfacing, landscaping, boundary treatments, refuse stores, an electrical substation and means of access to and from Broadway – Resolution to Approve

P2014.16 – Former Rainham library; offices at 21 Broadway and land to the rear of 25 and 29 Broadway Rainham RM13 9YW – demolition of existing buildings and the construction of 62 no. homes comprising a mix of 20 houses and 42 apartments with associated access roads, parking, hard surfacing, landscaping, boundary treatments, refuse stores, an electrical substation and means of access to and from Broadway – Withdrawn

The stopping up is necessary in order that development pursuant to planning permission can be carried out.

## **5 Consultation**

- 5.1 The Council's highway officer has no objection to the proposed stopping up order.
- 5.2 No public or external consultation has been carried out by the Council in respect of the current stopping up application; however, should the Committee approve the stopping up before making the order, the Council would carry out consultation as required by Section 252 of the Act. This would involve consulting statutory undertakers, posting site notices and publishing the proposed orders in a local newspaper and the London Gazette. A 28-day consultation period would allow interested parties to respond.
- 5.3 Under Section 252(4)(b) of the Act if an objection is received from any local authority, undertaker or gas transporter on whom a notice is required to be served, or from any other person appearing to the council to be affected by the order and that objection is not withdrawn (through negotiation between the objector and the applicant) the Council must:
- (i) notify the Mayor; and
  - (ii) cause a local inquiry to be held.
- 5.4 If however, none of the objections received were made by a local authority or undertaker or transporter then, under Section 252(5A) of the Act, the Mayor shall decide whether, in the "special circumstances of the case" the holding of such an inquiry is unnecessary, and if he decides that it is unnecessary he shall so notify the Council which may dispense with the inquiry.
- 5.5 If there are no objections, or all the objections are withdrawn, then the Council may confirm the stopping up order without an inquiry.

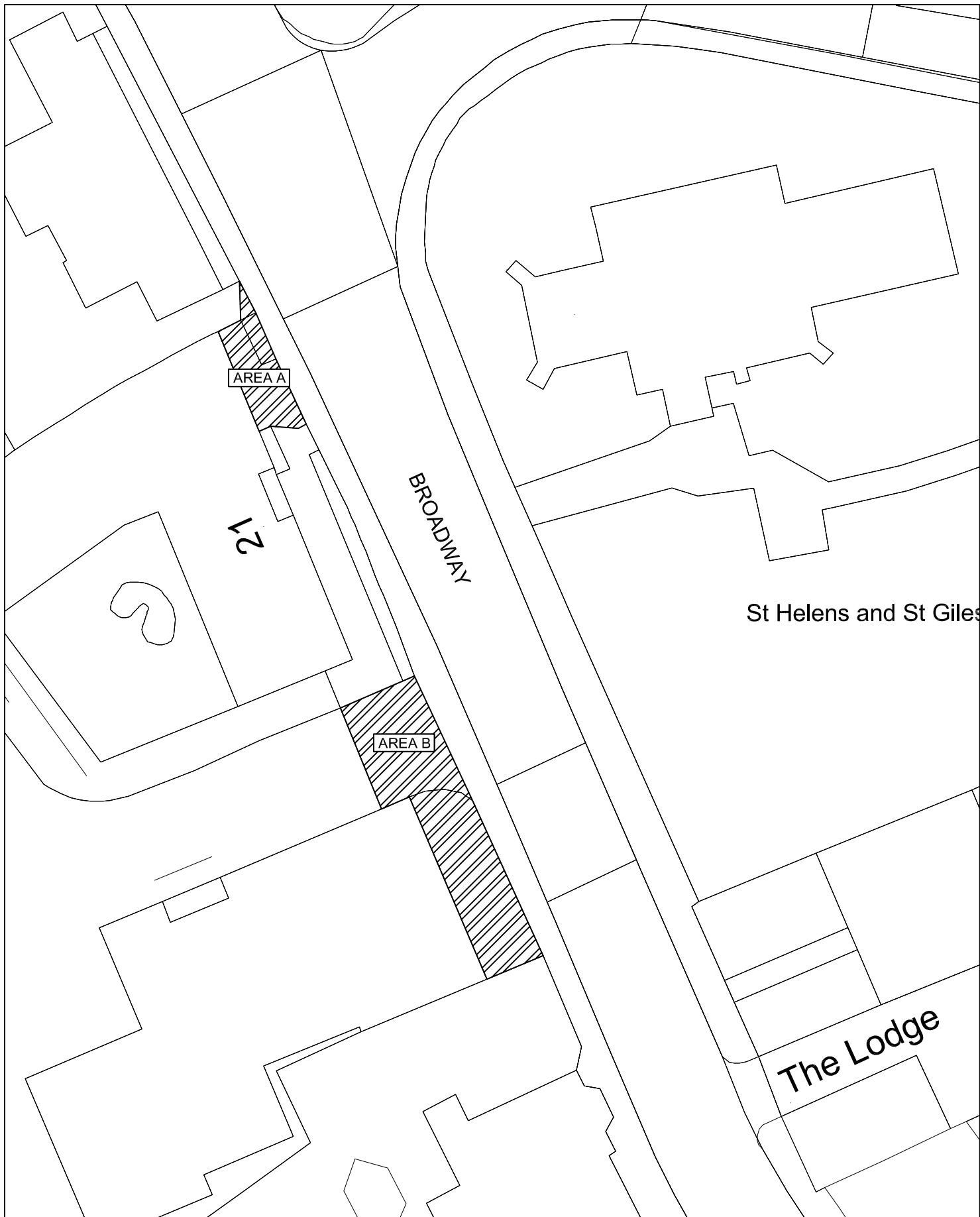
## **6 Conclusion**


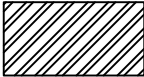
It is considered that the proposed stopping up of the areas of land is necessary to enable development to proceed in accordance with planning permission and is acceptable in highway terms. It is noted, however, that there remain obligations relating to consultation and a local inquiry may be held, should the stopping up be approved by the Committee.

## Appendix A

Plan reference: QR022/27/01


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 <b>Havering</b> LONDON BOROUGH			PURPOSE COMMITTEE		<div style="display: flex; align-items: center;">  <div style="margin-left: 10px;">           AREAS TO BE STOPPED UP         </div> </div>				
JOB TITLE LAND AT BROADWAY, RAINHAM			©COPYRIGHT This drawing belongs to The London Borough of Havering. Neither the whole nor any part thereof may be reproduced without prior written permission.  Based upon Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office c Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. London Borough of Havering 100024327						
DRAWING TITLE HIGHWAY STOPPING UP EXTENTS			DRAWN BY MLP		CHECKED BY MLP		APPROVED BY <div style="text-align: center; font-size: 1.5em; font-weight: bold;">Page 33</div>		
SCALE (AT A4) NTS	DATE 9/1/19	<div style="display: flex; gap: 5px;"> <div style="width: 15px; height: 15px; background-color: black;"></div> DRAFT           <div style="width: 15px; height: 15px; background-color: black;"></div> ISSUE         </div>	DRAWING No QR022/27/01			REV -		REVISION AMENDMENT	DATE

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 <b>Havering</b> LONDON BOROUGH	<b>Planning Committee</b> <b>14 February 2019</b>
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**Subject:** Quarterly Planning Performance Update Report.

**Report Author:** Simon Thelwell, Planning Manager, Projects and Regulation

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## **1 BACKGROUND**

- 1.1 This quarterly report produces a summary of performance on planning applications/appeals and planning enforcement for the previous quarter, October to December 2019.
- 1.2 Details of any planning appeal decisions in the quarter where committee resolved to refuse planning permission contrary to officer recommendation are also given.
- 1.3 The Government has set performance targets for Local Planning Authorities, both in terms of speed of decision and quality of decision. Failure to meet the targets set could result in the Council being designated with applicants for planning permission being able to choose not to use the Council for determining the application

## **2 RECOMMENDATION**

That the report be noted.

## **3 QUALITY OF PLANNING DECISIONS**

- 3.1 In accordance with the published government standards, quality performance with regard to Major (10 or more residential units proposed or 1000+ sq m new floorspace or site area greater than 0.5 hectares), County Matter (proposals involving minerals extraction or waste development) and Non-Major applications are assessed separately. If more than 10% of the total decisions in each category over the stated period were allowed on appeal, the threshold for designation would be exceeded. Due to the fact that 10% of the number of non-major decisions made exceeds the total number of appeals,

there is no chance of designation so the performance against the non-major target will not be published in this report, although it will still be monitored by officers.

- 3.2 On 29 November 2018, MHCLG announced that there would be two periods assessed for purposes of designation:

- decisions between 1 April 2016 and 31 March 2018, with subsequent appeal decisions to December 2018

- decisions between 1 April 2017 and 31 March 2019, with subsequent appeal decisions to December 2019.

- 3.3 With regard to the first period, the time for appeal decisions has passed, so for Major applications the final % of appeals allowed was 5.7% (3 appeals allowed out of 53 total decisions). For County Matter applications, there were no appeals. Therefore the Council is not at risk of designation for this period.

- 3.4 With regard to the period of decisions between 1 April 2017 and 31 March 2019, with subsequent appeal decisions to December 2019, the current figures are:

Major Applications:

Total number of planning decisions over period (to date): 50

Number of appeals allowed: 3 (of which 1 was a committee decision to refuse contrary to officer recommendation)

% of appeals allowed: 6%

Appeals still to be determined: 2

Refusals which could still be appealed: 2

County Matter Applications:

Total number of planning decisions over period (to date): 9

Number of appeals allowed: 0

% of appeals allowed: 0%

Appeals still to be determined: 0

- 3.5 Due to the low number of decisions that we take that are majors or county matters, any adverse appeal decision can have a significant effect on the figure. For the April 2017-March 2019 monitoring period, this will have to continue to be monitored carefully as three further appeals allowed would likely bring the figure above 10%. Consequently, it is considered that at this time there is a high risk of designation. The figure will continue to be carefully monitored.

- 3.6 As part of the quarterly monitoring, it is considered useful to provide details of the performance of appeals generally and summarise any appeal decisions received where either the Regulatory Services Committee/Strategic Planning Committee/Planning Committee resolved to refuse planning permission contrary to officer recommendation. This is provided in the table below.

<b>Appeal Decisions Oct-Dec 2018</b>				
<b>Total Number of Appeal Decisions - 17</b> <b>Appeals Allowed - 5</b> <b>Appeals Dismissed - 12</b> <b>% Appeals Allowed - 29%</b>				
<b>Appeal Decisions where Committee Decision Contrary to Officer Recommendation</b>				
<b>Total Number of Appeal Decisions - 1 (details below)</b> <b>Appeals Allowed - 0</b> <b>Appeals Dismissed - 1</b> <b>% Appeals Allowed - 0%</b>				
<b>Appeal Decisions Oct-Dec 2018</b> <b>Decision by Committee Contrary to Officer Recommendation</b>				
Date of Committee	Application Details	Summary Reason for Refusal	Appeal Decision	Summary of Inspectors Findings
22/02/18 (Reg Services)	P2032.17  167 Brentwood Road, Romford  Internal refurbishment and modernisation of the property, including the addition of two en-suite bathrooms, to convert the property from a single dwelling (C3) to a 5 (five) room HMO dwelling (C4).	Intensification of occupation causing harm through noise and general activity.	Appeal Dismissed	HMO would increase the density of occupation with different lifestyle. The area is characterised by single family dwellings and the proposal would be harmful to that character and adverse impacts in terms of noise.

#### 4 SPEED OF PLANNING DECISIONS

- 4.1 In accordance with the published government standards, speed of decision applies to all major and non-major development applications, with the threshold for designation set as follows:

Speed of Major Development (and County Matters) – 60% of decisions within timescale (13 or 16 weeks or such longer time agreed with the applicant)

Speed of Non-Major Development - 70% of decisions within timescale (8 weeks or such longer time agreed with the applicant)

- 4.2 On 29 November 2018 MHCLG announced that there would be two periods assessed for the purposes of designation:

- Decisions made between October 2016 and September 2018
- Decisions made between October 2017 and September 2019

- 4.3 For the period October 2016 to September 2018, the following performance has been achieved:

Major Development – 91% in time

County Matter – 100% in time

Non-Major Decisions - 91% in time

- 4.4 Due to the performance outlined above, there is no risk of designation against the stated thresholds for that period.

- 4.5 For the period October 2017 to September 2019, the following performance (to the end of December 2018 – 3 quarters to run) has been achieved:

Major Development – 93% in time

County Matter – 100% in time

Non-Major Decisions - 89% in time

- 4.6 Based on the above performance, it is considered unlikely that the Council is at risk of designation due to speed of decision, but the figure will continue to be monitored.

## **5 PLANNING ENFORCEMENT**

- 5.1 There are no designation criteria for planning enforcement. For the purposes of this report, it is considered useful to summarise the enforcement activity in the preceding quarter. This information is provided below:

Oct – Dec 2018	
Number of Enforcement Complaints Received: 190	
Number of Enforcement Complaints Closed: 201	
Number of Enforcement Notices Issued: 11	
Enforcement Notices Issued in Quarter	
Address	Subject of Notice
39 Gordon Avenue, Upminster	Unauthorised extension
53 Ernest Road, Hornchurch	Change of use of outbuilding to separate dwelling
64 Egbert Road, Hornchurch	Conversion of garage, contrary to planning condition
Land Rear of 19 Mildmay Road, Romford	Change of use of outbuilding to a dwelling
203/203A Crow Lane, Romford	Breach of Condition Notice – failure to provide car and cycle parking
10 Tees Drive, Romford	Unauthorised front boundary wall/gates
173 Straight Road, Romford	Commercial storage and unauthorised buildings/structures.
245a Mawney Road, Romford	Unauthorised front boundary railings/gate
15 South Street, Romford	Use of first floor as an HMO
51 High Street, Hornchurch	Enclosure to front
Rear of 117 Victoria Road, Romford	Conversion of building to residential

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