



**Neighbourhoods
Planning Control**
London Borough of Havering
Mercury House, Mercury Gardens
Romford RM1 3SL

ATP Architects & Building Surveyors
c/o Mr Daren Flight
Brook House, 2A Coventry Road
Ilford
Essex
IG1 4QR

Please Call: Planning Department
Telephone: 01708 433100
Fax: 01708 432690
email: planning@havering.gov.uk
Text relay: 18001 01708 432736
(Deaf & hearing impaired)
Date: 23rd November 2018

Dear Sir/Madam

**Process set out by Schedule 2 Part 3 Class O of the Town and Country Planning (General Permitted Development)(England) Order 2015
(as amended)**

In accordance with section 60 (2B) and (2C) of the Town and Country Planning Act 1990
(as amended by section 4 (1) of the Growth and Infrastructure Act 2013)

The London Borough of Havering, as Local Planning Authority, hereby confirm that their **prior approval is refused** for the proposed development at the address shown below, as described by the description shown below, and in accordance with the information that the developer provided to the Local Planning Authority.

Application No: J0030.18

Address of the proposed development:

1 Station Road Upminster

Description of the proposed development:

Change of Use from general retail A1 Use to A3 Cafe. Hours of use 07.00 to 23.00 Sunday to Thursday, 07.00 to 24.00 Friday & Saturday. (PRIOR APPROVAL)

Information provided by the developer to the Local Planning Authority on 2nd October 2018.

Reason for Refusal

- 1 **PRC_R2**
Paragraph W Section 3 of Class C, Part 3, Schedule 2 of the GPDO 2015 (as amended) states that, The local planning authority may refuse an application where, in the opinion of the authority
(a) the proposed development does not comply with, or
(b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with,
any conditions, limitations or restrictions specified in this Part as being applicable to the development in question.

In this instance the change of use for which prior approval is sought has already taken place. The application therefore fails to comply with condition C.2 (2) of Class C which requires

that for a change of use from A1 to A3 the prior approval of the authority will be required as to the items referred to in sub-paragraphs (1)(a) to (f) of condition C.2 (1) and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

Therefore, prior approval is refused.

It is important that you read and understand all of the following informatives:

Signed:

A handwritten signature in black ink, appearing to be 'S. O.', written in a cursive style.

On behalf of the London Borough of Havering

Date: 23rd November 2018

NOTES IN CONNECTION WITH REFUSAL OF A PRIOR APPROVAL APPLICATION

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse Prior Approval, 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. (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, 5th Floor, Mercury House, Mercury Gardens, Romford, RM1 3SL.