

CONDITIONS AND INFORMATIVES

1. The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the following approved plans:

02.02; 03.01; 03.02A; 03.03; 03.05; 03.06; 24-1819-TCP; 24-1819-TSS; 02.06; 02.07; 02.03D; 02.03.2C; 02.05B; 02.06C; 02.07B; 03.10 and 03.11.

Reason

For the avoidance of doubt and to ensure that the development is carried out as approved and is compliant with development plan policy.

3. Prior to any above ground works, details of materials to be used for the external finishes (walls, fenestration and roofing materials) for the development otherwise hereby approved, shall be submitted in writing to the Local Planning Authority. The development shall only be carried out in accordance with the details approved under this condition.

Reason

To ensure the development is carried out in accordance with the consent sought, has an acceptable design and complies with policy 26 of the Havering Local Plan (2021)

4. Prior to the commencement of development, details of existing site levels and proposed finished floor levels, together with any changes to ground levels across the site, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details.

Reason

Further information is required to judge the proposed site levels of the proposed development.

5. Prior to the first occupation of the development hereby approved, the residential parking space(s) shall be provided with active vehicle charging facilities for electric or Ultra-Low Emission vehicles.

Reason

In order to encourage the uptake of the use of electric vehicles and to comply with Policy T6.1 of London Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, other than porches erected in accordance with the Order, no extension or enlargement (including additions to roofs), walls and fences shall be made to the dwellinghouse(s) hereby permitted, or any detached building erected, without the express permission in writing of the Local Planning Authority.

Reason

In the interests of amenity and to enable the Local Planning Authority to retain control over future development.

7. No works shall take place in relation to any of the development hereby approved until a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers is submitted and approved. The Construction Method statement shall include details of:
 - a) parking of vehicles of site personnel and visitors;
 - b) storage of plant and materials;
 - c) dust management controls;
 - d) measures for minimising the impact of noise and, if appropriate, vibration arising from construction activities;
 - e) predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the Local Planning Authority;
 - f) scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authorities;
 - g) siting and design of temporary buildings;
 - h) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
 - i) details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded.

And the development shall be carried out in accordance with the approved scheme and statement.

Reason

To ensure that the proposed development does not interfere with the free flow of traffic and conditions of safety on the public highway, safe and comfortable movement of cyclists and pedestrians and safe and efficient bus operations, in line with Policy T7 of the London Plan and Policy 34 of the Local Plan.

8. All dwellings hereby approved shall comply with Regulation 36 (2)(b) and Part G2 of the Building Regulations.

Reason

In order to comply with national optional technical standards as required by Policy SI5 of the London Plan.

9. No building shall be occupied until refuse and recycling facilities are provided in accordance with the approved plans. The refuse and recycling facilities shall be permanently retained thereafter.

Reason

Insufficient information has been supplied with the application to judge how refuse and recycling will be managed on site. Submission of this detail prior to occupation in the case of new building works will protect the amenity of occupiers of the development and the locality generally and ensure that the development accords with Policies 26 and 27 of the Local Plan 2021.

10. No building shall be occupied or use commenced until cycle storage is provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be permanently retained thereafter.

Reason

In order to ensure adequate provision of cycle storage facilities on site prior to occupation of the new buildings.

11. Prior to the commencement of any works pursuant to this permission the developer shall submit for the written approval of the Local Planning Authority;

- a) A Phase I (Desktop Study) Report documenting the history of the site, its surrounding area and the likelihood of contaminant/s, their type and extent incorporating a Site Conceptual Model.
- d) A Phase II (Site Investigation) Report if the Phase I Report confirms the possibility of a significant risk to any sensitive receptors. This is an intrusive site investigation including factors such as chemical testing, quantitative risk assessment and a description of the site's ground conditions. An updated Site Conceptual Model should be included showing all the potential pollutant linkages and an assessment of risk to identified receptors.
- d) A Phase III (Remediation Strategy) Report if the Phase II Report confirms the presence of a significant pollutant linkage requiring remediation. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to all receptors must be prepared and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and procedure for dealing with previously unidentified contamination. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
- d) Following completion of measures identified in the approved remediation scheme mentioned in 1(c) above, a "Verification Report" that demonstrates the effectiveness of the remediation carried out, any requirement for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action, must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason

To protect those engaged in construction and occupation of the development from potential contamination and in order that the development accords with Policy 34 of the Local Plan.

12. a) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the local planning authority. The remediation strategy shall be implemented as approved.
- b) Following completion of the remediation works as mentioned in (a) above, a 'Verification Report' must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

Reason

To ensure that any previously unidentified contamination found at the site is investigated and satisfactorily addressed in order to protect those engaged

in construction and occupation of the development from potential contamination

13. Prior to commencement of development above damp-proof course level, full details demonstrating how the development will deliver the energy-efficiency measures and fabric performance shall be submitted to and approved in writing by the Local Planning Authority.
The development shall be carried out in full accordance with the approved details, and the fabric energy-efficiency measures shall be installed prior to first occupation and retained thereafter.

Reason

To ensure the development optimises energy efficiency and delivers the CO₂ reductions demonstrated in the Sustainability & Energy Statement, in accordance with London Plan Policy SI2 and Havering Local Plan Policy 36.

14. Any boilers installed in the dwelling(s) hereby approved shall be Ultra-Low NOx boilers with maximum NOx Emissions less than 40 mg/kWh. Where any installations do not meet this emissions standard, it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. The installation of the boilers shall be carried out in strict accordance with these details and shall thereafter be permanently retained. If the heating strategy is to be provided by an Air Source Heat Pump, or similar, they shall be designed to comply with the provisions of the Microgeneration Installation Standard: MCS 020 "MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises". The air source heat pumps shall be provided on site prior to first occupation of the dwellings. Any installation not meeting this standard will require a separate application for planning permission.

Reason

To minimise the impact of building emissions on local air quality and to protect the amenity of noise sensitive premises from noise from mechanical plant.

15. Notwithstanding the indicative details shown on the plans hereby approved, prior to above ground level works, a scheme of hard and soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority and shall include the following:

Hard Landscaping scheme shall include:

- a) Specification of materials proposed; and
- b) Layout of materials to show where on site they will be used

Soft Landscaping scheme shall include:

- a) Written specifications (including cultivation and other operations associated with trees, plants and grass);

- b) Schedules of plants and trees, setting out the species, sizes, numbers/densities and soil depths; and
- c) The scheme shall also include a programme setting out how the plan will be put into practice including measures for protecting plants and trees both during and after development has finished.

The new planting shall be carried out in accordance with BS 8545 (2014) 'Trees: from nursery to independence in the landscape' in the first planting and/or seeding season following the first occupation of the residential buildings hereby permitted or the substantial completion of the development, whichever is the sooner and shall comply with the requirements specified in BS 3936 (1992) 'Specification of Nursery Stock Part 1 Trees and Shrubs', and in BS 4428 (1989) 'Recommendations for General Landscape'.

The hard and soft landscaping schemes shall be implemented prior to occupation of the first dwelling and retained thereafter.

'Operations'. None of the new trees, plants or shrubs planted shall be lopped or topped within a period of five years from the completion of the development. Any trees, plants or shrubs, which, within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, in accordance with the approved scheme. The approved landscaping scheme shall be maintained thereafter.

Reason

16. Prior to above ground works (other than demolition, site clearance and ground works), details of all proposed walls, fences and boundary treatment shall be submitted to, and approved in writing by, the Local Planning Authority. The boundary development shall then be carried out in accordance with the approved details and retained permanently thereafter to the satisfaction of the Local Planning Authority.

Reason

17. All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (NRG consulting, May 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

Reason

To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017

(as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended). Prior to commencement of any above ground works, a full and detailed application for the Secured by Design award scheme shall be submitted to the Local Planning Authority and the Metropolitan Police NE Designing out Crime Office, demonstrating how Secured by Design Certification will be achieved for this scheme

18. Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal (NRG consulting, May 2025), shall be submitted to and approved in writing by the local planning authority. The content of the Biodiversity Enhancement Strategy shall include the following:
- a) Purpose and conservation objectives for the proposed enhancement measures;
 - b) detailed designs or product descriptions to achieve stated objectives;
 - c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
 - d) persons responsible for implementing the enhancement measures; and
 - e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

Reason

To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

19. A Habitat Management and Monitoring Plan (HMMP) for significant on-site enhancements, prepared in accordance with the approved Biodiversity Gain Plan, shall be submitted to, and approved in writing by the local authority, prior to commencement of development, including:
- a) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - b) the planned habitat creation and enhancement works to create or improve habitat to achieve the on-site significant enhancements in accordance with the approved Biodiversity Gain Plan;
 - c) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
 - d) the monitoring methodology in respect of the created or enhanced habitat to be submitted to the local planning authority; and
- details of the content of monitoring reports to be submitted to the LPA including details of adaptive management which will be undertaken to ensure the aims and objectives of the Biodiversity Gain Plan are achieved. Notice in writing shall be given to the Council when the:

- initial enhancements, as set in the HMMP, have been implemented; and
- habitat creation and enhancement works, as set out in the HMMP, have been completed after 30 years.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Unless otherwise agreed in writing, monitoring reports shall be submitted in years 1, 2, 5, 10, 15, 20, 25, and 30 to the Council, in accordance with the methodology specified in the approved HMMP.

Reason

To satisfy the requirement of Schedule 7A, Part 1, section 9(3) of the Town and Country Planning Act 1990 that significant on-site habitat is delivered, managed, and monitored for a period of at least 30 years from completion of development.

20. Prior to commencement of any above ground works, a full and detailed application for the Secured by Design award scheme shall be submitted to the Local Planning Authority and the Metropolitan Police NE Designing out Crime Office, demonstrating how Secured by Design Certification will be achieved for this scheme

Reason

In the interest of creating safer, sustainable communities.

21. Prior to occupation, the development shall achieve a Certificate of Compliance to the relevant Secure by Design Guide submitted to and approved in writing by the Local Planning Authority in conjunction with the Metropolitan Police. The development shall be carried out in accordance with the approved details and thereafter shall be fully retained and maintained as such for the lifetime of the development.

Reason

In the interest of creating safer, sustainable communities.

22. The hard surfaces hereby approved (including any sub-base) shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Reason

In order to ensure no water run-off from the hard surface which would contribute to risk of flooding (Local Plan Policy 32 and London Plan Policy SI 13).

23. All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason

To protect residential amenity, and in order that the development accords with Policy 34 of the Local Plan.

24. The development hereby approved shall be carried out such that Units 1, 2, 3, 5, 6 and 8 are designed and constructed to comply with Requirement M4(2) (Accessible and Adaptable Dwellings) of Schedule 1 to the Building Regulations 2010 (as amended). Units 4 and 7 shall be designed and constructed to comply with Requirement M4(1) (Visitable Dwellings) of Schedule 1 to the Building Regulations 2010 (as amended).

The relevant dwellings shall not be occupied until they have been completed in accordance with these requirements and shall thereafter be retained in accordance with the approved standards.

Reason

To secure accessible and adaptable housing and an appropriate standard of inclusive design, in accordance with Policies D5 and D7 of the London Plan and Policy 7 of the Havering Local Plan.

25. No works shall take place in relation to any of the development hereby approved until a Demolition Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers is submitted to and approved in writing the Local Planning Authority. The Demolition Method Statement shall include details of:

a) Dust management control (including reference to the Control of Dust and Emissions During Construction and Demolition Supplementary Planning Guidance (2014 which was issued by the Mayor of London, which deals particularly with the control of dust and emissions, including the use of non-road mobile machinery);

b) Measures for minimising the impact of noise and, if appropriate, vibration arising from demolition activities;

c) Details of disposal of waste arising from the demolition works including final disposal points. The burning of waste on the site at any time is specifically precluded.

And the works shall be carried out in accordance with the approved details

Reason

In the interests of residential amenity and to reduce emissions from the demolition works in accordance with Policy 34 of the Havering Local Plan and Policies D14 and SI 1 of the London Plan.

26. Before the development hereby permitted commences at the site, an Arboricultural Method Statement in accordance with the requirements of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction' for all the trees located 17 & 17A Essex Road, and land to the rear of 13, 15 and 17 Essex Road Romford RM7 8BE shall be submitted to and approved in writing by the Local Planning Authority. The protection measures as approved shall be undertaken at the site before any work in connection with the development hereby permitted commences at the site, and shall be retained for the entire period of the duration of any work at the site, in connection with the development hereby permitted, within the fence or other means of enclosure surrounding the trees, no activities associated with building operations shall take place unless previously agreed in writing by the Local Planning Authority.

Reason In order to maintain the existing vegetation at the site, which makes an important contribution to the character of the area, and to accord with Policy 27 of the Council's Local Plan.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material planning considerations, including planning policies and any representations which were received. It subsequently determined to grant planning permission in accordance with the National Planning Policy requirement that applications for sustainable development are approved where possible. A detailed analysis of the scheme is set out in the report on the application prepared by officers.
2. You are reminded that this decision notice only addresses requirements under Planning Legislation. You also need to check the proposals against the Building Regulations, as this is an entirely separate process. Further information on the requirements of the Building Regulations can be found: <https://www.havering.gov.uk/building control>.
3. You are reminded that this decision notice only addresses requirements under Planning Legislation. It does not give consent for a permanent or temporary changes to the public highway, the use of the public highway for the storage of materials or placing of apparatus associated with the construction or other processes, nor does it permit the discharge of surface water onto the public highway. You are encouraged to check whether or not

works or activities necessitate separate consents under the requirements of other, non-planning legislation at the earliest opportunity by emailing environmentbusinesssupport@haverling.gov.uk for further information. Unauthorised work on or use of the public highway and a failure to prevent the discharge of surface water on to the public highway area all an offence.

4. You are reminded that this decision notice only addresses requirements under Planning Legislation. You also need to check whether or not the development necessitates an agreement under the requirements of the Party Wall etc. Act 1996, as this is an entirely separate process. Further guidance on the Party Wall etc. Act 1996 can be found at: <https://www.gov.uk/housing-local-and-community/party-walls>.
5. In aiming to satisfy any Secured by Design condition, the applicant must seek advice of the Metropolitan Police Service Designing out Crime Officers (DOCOs) to achieve accreditation. The services of MPS DOCOs are available free of charge and can be contacted via docomailbox.ne@met.police.uk
6. **SENSITIVE USE OF LIGHTING TO AVOID IMPACTS TO NOCTURNAL ANIMALS** - To avoid impacting light sensitive nocturnal animals such as bats, the applicant is advised that any new external lighting should be installed in line with the Guidance Note 8 Bats and artificial lighting (The Institute of Lighting Professionals & Bat Conservation Trust, 2023). In summary:
 - a) Light levels should be as low as possible as required to fulfil the lighting need.
 - b) Warm-White lights should be used preferably at <2700k. This is necessary as lighting which emit an ultraviolet component or that have a blue spectral content have a high attraction effect on insects. This may lead in a reduction in prey availability for some light sensitive bat species.
 - c) Wall lighting should be located as low in height as possible, and use of cowls, hoods, reflector skirts or shields could also be used to prevent horizontal spill.
 - d) Movement sensors and timers could be used to minimise the amount of 'lit time'.