



**To:**  
Mr. D James,  
Approved Planning Services  
8, Hogg Hill Road  
Collier Row  
Romford  
Essex  
RM5 2DH

**On behalf of:**  
Mr. S Godier  
42, Keats Avenue  
Romford  
Essex

**TOWN AND COUNTRY PLANNING ACT 1990  
TOWN AND COUNTRY PLANNING  
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010**

**Location of development**

2-4, Station Passage, London, E18 1JL

**Description of Development**

Demolish existing single storey building. Erection of a two storey garage and workshop.

In accordance with plans numbered CS/11/02A.

The following Local Development Framework Policies were used in the consideration of this application: SP3 (built environment), SP6 (movement and transport), BD1 (all development), T6 (service and delivery vehicles), T5 (parking standards).

**DECISION**

In pursuance of the powers exercised by them as Local Planning Authority the Council of the London Borough of Redbridge having considered your application to carry out the development in accordance with the plan(s) accompanying the said application, do hereby give notice of their decision to **GRANT PERMISSION** for the said development **subject to compliance with the conditions shown on the attached sheet:**

**Reason for Decision**

On balance the proposal is considered to accord with the adopted Development Plan policies as listed and/or is justified by other relevant material planning considerations.

**CONDITIONS**

**Failure to comply with these conditions could result in the Council taking formal enforcement action with liability on conviction of a summary offence to a fine of up to £20,000.**

1. The development hereby permitted shall be begun not later than the expiration of three years from the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: CS/11/02A.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The premises shall only be used for/as general industrial unit and for no other purpose or use (including any other purpose or use within Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987), or in any provision equivalent to that Class in any Statutory Instrument revoking, re-enacting or amending that Order).

Reason: In order to ensure that the use of the premises accords with the terms of the application and to prevent any alternative use being made of the premises which could be a source of nuisance or disturbance to occupants of neighbouring property and to comply with Policy BD1 of the Council's Borough Wide Primary Policies Development Plan Document.

4. No machinery shall be operated, no process shall be carried out and no goods delivered to nor despatched from the site outside the following times:-

0900 - 1800 hours Mondays to Fridays  
0900 - 1300 hours Saturdays  
nor at any time on Sundays, Bank or Public Holidays.

Reason: In order to prevent the use causing an undue disturbance to occupants of neighbouring property at unreasonable hours of the day, and to accord with Policy SP3 of the Council's Core Strategy Development Plan Document and Policy BD1 of the Council's Borough Wide Primary Policies Development Plan Document.

5. The fire exits doors shown on the rear elevation of the building hereby approved shall only be used an alternative means of escape in an emergency and for no other purpose or use.

Reason: In order to ensure the development complies with the terms of the application and to prevent the use causing an undue disturbance to occupants of neighbouring properties and to accord with Policy BD1 of the Council's Borough Wide Primary Policies Development Plan Document.

6. Prior to the building hereby approved being first occupied, an area for refuse storage and arrangements for its collection shall have been implemented at site.

Reason: In order to ensure that refuse shall be appropriately stored and collected in order not to have an adverse impact on amenities of neighbouring properties and to comply with Policy BD1 of the Council's Borough Wide Primary Policies

# Development Plan Document.

## **INFORMATIVES:**

### **BUILDING REGULATIONS**


A separate consent for this proposal may be required under the Building Regulations. In the event of major demolition (i.e. commercial sites or housing sites), it may also be necessary to serve a Notice under Section 80 of the Building Act 1984. For further advice or assistance, please contact the Building Control Section at the above address.

### **PARTY WALL ACT (1996)**

If you intend to carry out building work which involves one of the following categories:-

- \* Work on an existing wall or structure shared with another property (section 2 of the Act).
- \* Building a free standing wall or a wall of a building up to or astride the boundary with a neighbouring property (section 1 of the Act).
- \* Excavation near a neighbouring building (section 6 of the Act).

You must find out whether that work falls within the Act. If it does, you must notify all affected neighbours. An explanatory booklet is available through HMSO, ISBN 0-10-544096.



Fiona Dunning  
Head of Development Management

19 September 2011

**DEC1FAC.**