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Reference P0492.20

Status Apprv with cons Conditions/Reasons

Proposal Change of use of the ground floor retail space from A1 to A2 and A3 to provide flexibility for re-letting

Location 16 SOUTH STREET ROMFORD RM1 1RA

Ward Romford Town

Case Officer Jessica Denison

Received 08-04-20

Validated 14-04-20

Decision By 19-06-20

Site Notice Posted : 24-04-20, Displayed Until : 16-05-20

Advertised In Press : 24-04-20, Press Expiry : 16-05-20

Decided 19-06-20

Applicant Mr J Dhaliwal 136 Hainault Road Chigwell IG7 5DL

Agent Mr Kevin Stephenson 9 Holgate Court WEstern Road Romford RM1 3JS

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No. Condition Text

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. No building shall be occupied or use commenced until details of a waste management scheme is submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the method and location of refuse and recycling storage, including provision for all refuse to be properly contained within the approved facility, together with arrangements for refuse disposal. The scheme shall be implemented on site, in accordance with the approved details, prior to the first occupation or commencement of the use hereby approved and retained permanently thereafter. Reason:- Insufficient information has been supplied with the application to judge how waste will be managed on site. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect the amenity of occupiers of nearby premises, and ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61.
3. Before the use of the premises for a Class A3 use commences suitable equipment to remove and/or disperse odours and odorous material should be fitted to the extract ventilation system in accordance with a scheme to be designed and certified by a competent engineer and after installation a certificate to be lodged with the Planning Authority. Thereafter, the equipment shall be properly maintained and operated within design specifications during normal working hours. Reason:- Insufficient information has been supplied with the application to judge the technical specifications of the extract ventilation system. Submission of this detail prior to commencement of the use will protect the amenity of occupiers of nearby premises and ensure that the development accords with Development Control Policies Development Plan Document Policy DC61.
4. Before the use of the premises for a Class A3 use commences a suitable mechanical ventilation system shall be installed in accordance with a scheme to control the transmission of noise and vibration which has been previously submitted to and approved in writing by the Local Planning Authority. Thereafter, the equipment shall be properly maintained and operated in accordance with the

scheme during normal working hours. Reason:- Insufficient information has been supplied with the application to judge the technical specifications of the mechanical ventilation system. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use protect the amenity of occupiers of nearby premises, and in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

5. 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). 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.

6. The premises shall not be used for the Class A3 use purposes hereby permitted other than between the hours of 09:00 to 22.30 on Monday to Friday, 09.00 to 23.00 on Saturdays, Sundays, Public and Bank Holidays without the prior consent in writing of the Local Planning Authority. Reason:- To enable the Local Planning Authority to retain control in the interests of amenity, and in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

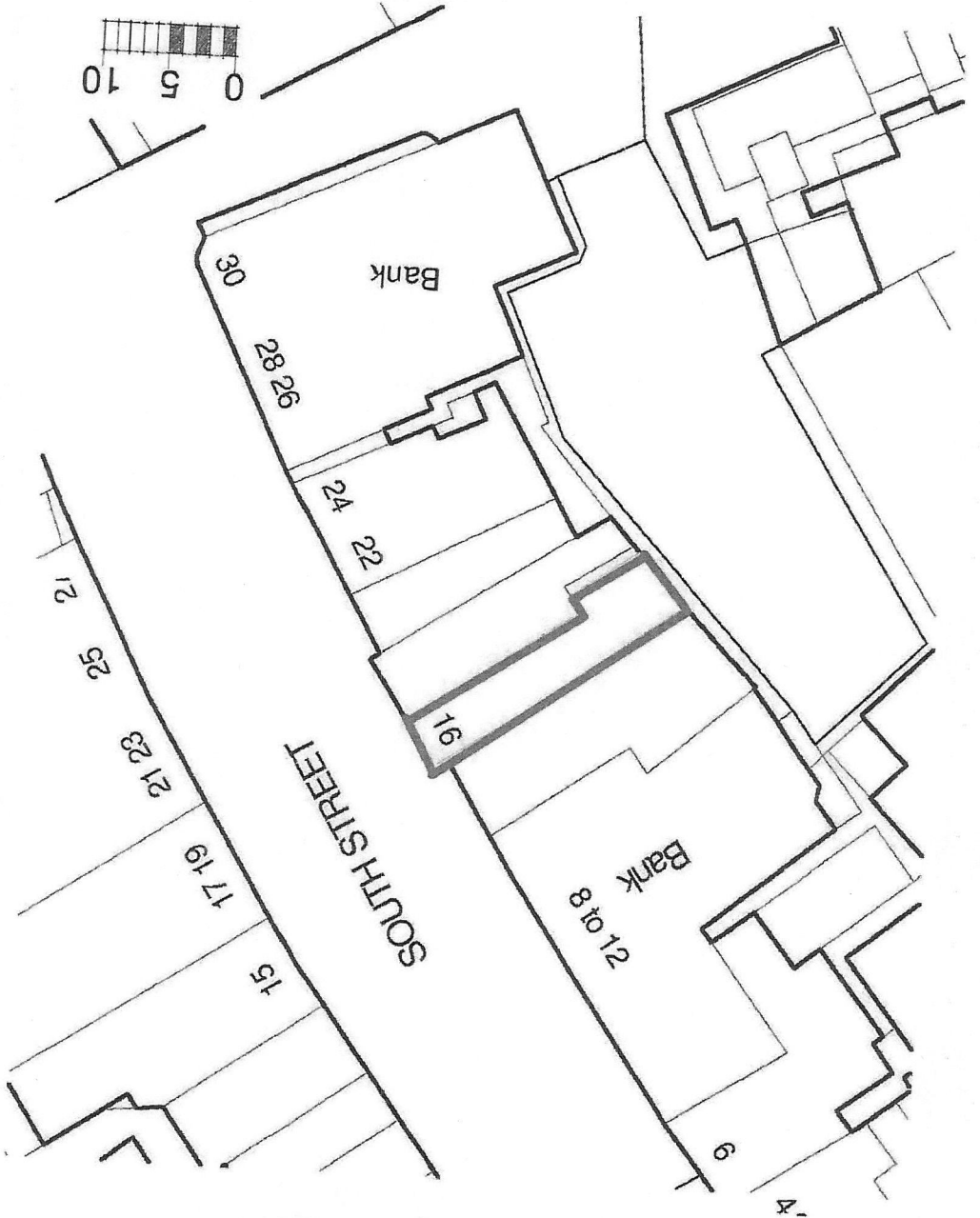
7. Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.

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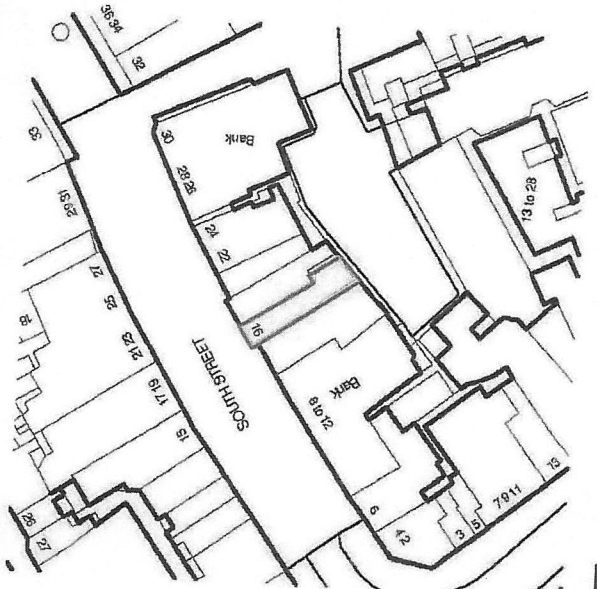


SITE PLAN



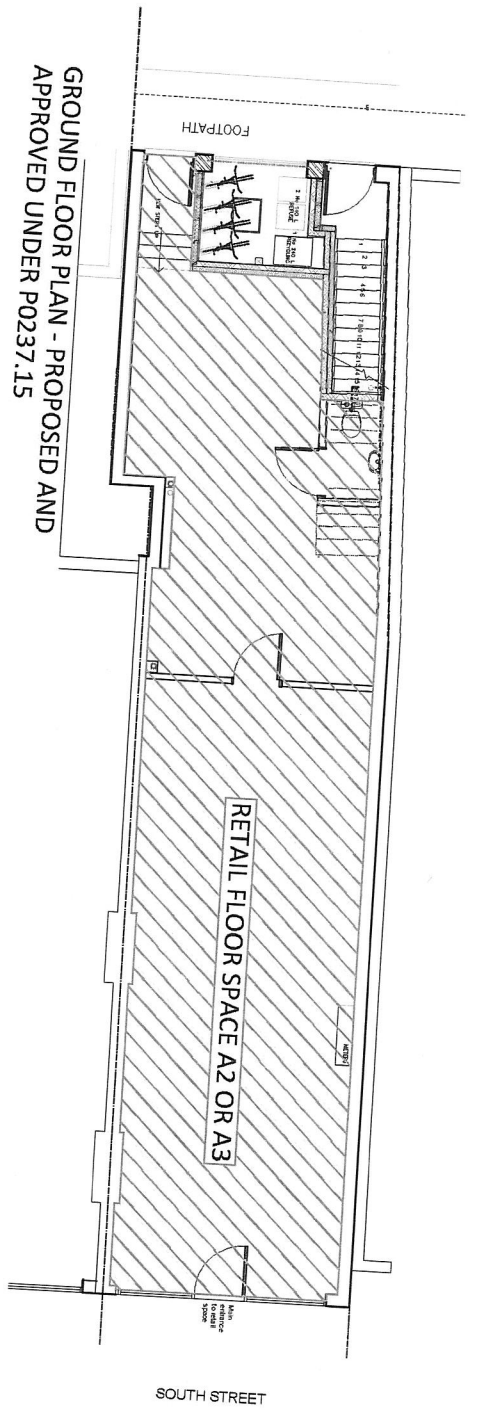
LOCATION PLAN

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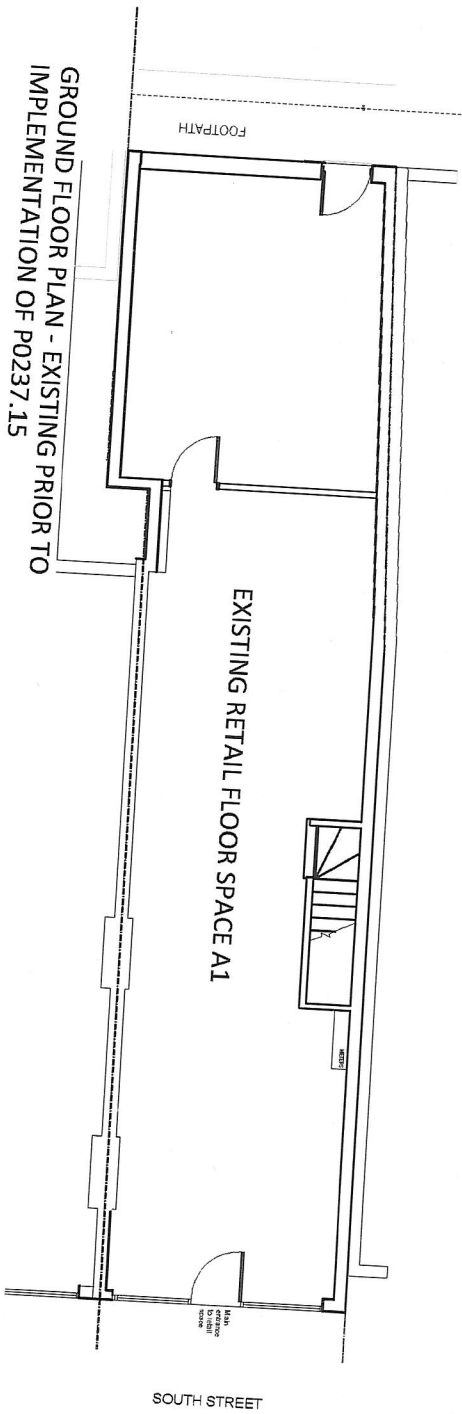


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 CONTRACTOR AND ANY DISCREPANCIES ARE TO BE
 REPORTED BACK TO THE ARCHITECTURAL BEFORE WORK
 COMMENCES.

NOTES / REVISIONS



GROUND FLOOR PLAN - PROPOSED AND APPROVED UNDER P0237.15



GROUND FLOOR PLAN - EXISTING PRIOR TO IMPLEMENTATION OF P0237.15

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No.	Date	Drawn	Checked	Initial

Project: SD Development's Limited
 16 South Street
 Romford, RM1 1RA

Date: 11/00 @ A3
 Drawn: [Signature]
 Checked: [Signature]
 Drawing No: KKS2003951-02