Notice of Meeting

DEVELOPMENT CONTROL BOARD

Monday, 12 February 2018 - 7:00 pm
Council Chamber, Town Hall, Barking

Members:  Cllr Faraaz Shaukat (Chair), Cllr Syed Ahammad (Deputy Chair), Cllr Sanchia Alasia, Cllr Saima Ashraf, Cllr Faruk Choudhury, Cllr Edna Fergus, Cllr Irma Freeborn, Cllr Cameron Geddes, Cllr Syed Ghani, Cllr Amardeep Singh Jamu, Cllr Giasuddin Miah, Cllr Margaret Mullane, Cllr Adegboyega Oluwole, Cllr Chris Rice, Cllr Bill Turner, Cllr Dominic Twomey, Cllr Jeff Wade and Cllr John White (one vacancy)

Date of publication: 1 February 2018

Chris Naylor
Chief Executive

Contact Officer: David Symonds
Tel. 020 8227 2638
E-mail: david.symonds@lbfd.gov.uk

Please note that this meeting will be webcast, which is a transmission of audio and video over the internet. Members of the public who attend the meeting and who do not wish to appear in the webcast will be able to sit in the public gallery on the second floor of the Town Hall, which is not in camera range.

To view webcast meetings, go to https://www.lbfd.gov.uk/councillors-and-committees/meetings-agendas-and-minutes/overview/ and select the meeting from the list.

Councillors who are not members of the Development Control Board may speak at a meeting with the agreement of the Chair but must sit separately from the Board Members and must declare whether they have had any contact with the applicant / objector / property owner or their agents, and whether they are speaking on behalf of a third party and, if so, who (Councillors’ Code of Conduct for Planning Matters)

AGENDA

Use Classes and Planning Application Procedure

1. Apologies for Absence

2. Declaration of Members' Interests

   In accordance with the Council’s Constitution, Members are asked to declare any interest they may have in any matter which is to be considered at this meeting.
3. Minutes - To confirm as correct the minutes of the meeting held on 15 January 2018 (Pages 7 - 18)

New Planning Applications

4. Fresh Wharf Estate, Fresh Wharf Road, Barking IG11 7BG - 17/01736/REM (Pages 19 - 57) Gascoigne

5. Former Dagenham Working Men's Club, 121 Broad Street, Dagenham, RM10 9HP-17/00786/FUL (Pages 59 - 93) River

6. 4 Farr Avenue, Barking IG11 ONZ- 17/01878/FUL (Pages 95 - 107) Thames

Advertisement Applications

7. Town Planning Appeals (Pages 109 - 120) Chadwell Heath; Longbridge; Village; Whalebone

8. Delegated Decisions (Pages 121 - 149)

9. Any other public items which the Chair decides are urgent

10. To consider whether it would be appropriate to pass a resolution to exclude the public and press from the remainder of the meeting due to the nature of the business to be transacted.

Private Business

The public and press have a legal right to attend Council meetings such as the Development Control Board, except where business is confidential or certain other sensitive information is to be discussed. The list below shows why items are in the private part of the agenda, with reference to the relevant legislation (the relevant paragraph of Part 1 of Schedule 12A of the Local Government Act 1972 as amended). There are no such items at the time of preparing this agenda.

11. Any confidential or exempt items which the Chair decides are urgent
Our Vision for Barking and Dagenham

One borough; one community; London’s growth opportunity

Our Priorities

Encouraging civic pride

- Build pride, respect and cohesion across our borough
- Promote a welcoming, safe, and resilient community
- Build civic responsibility and help residents shape their quality of life
- Promote and protect our green and public open spaces
- Narrow the gap in attainment and realise high aspirations for every child

Enabling social responsibility

- Support residents to take responsibility for themselves, their homes and their community
- Protect the most vulnerable, keeping adults and children healthy and safe
- Ensure everyone can access good quality healthcare when they need it
- Ensure children and young people are well-educated and realise their potential
- Fully integrate services for vulnerable children, young people and families

Growing the borough

- Build high quality homes and a sustainable community
- Develop a local, skilled workforce and improve employment opportunities
- Support investment in housing, leisure, the creative industries and public spaces to enhance our environment
- Work with London partners to deliver homes and jobs across our growth hubs
- Enhance the borough’s image to attract investment and business growth

Well run organisation

- A digital Council, with appropriate services delivered online
- Promote equalities in the workforce and community
- Implement a smarter working programme, making best use of accommodation and IT
- Allow Members and staff to work flexibly to support the community
- Continue to manage finances efficiently, looking for ways to make savings and generate income
- Be innovative in service delivery
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<table>
<thead>
<tr>
<th>Use Class</th>
<th>Use/Description of Development</th>
<th>Permitted Change</th>
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</table>
| A1        | Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes. | A1 plus two flats above  
C3 residential use - see footnote 5  
Bank, building society, credit union or friendly society (A2) but not for other purposes falling within A2 – see footnote 6  
A2  
A3 (up to 150 m²) see footnote 9  
D2 (up to 200 m²) see footnote 10                                                                                     |
| A2        | Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies.                                                            | A1 (where this is a ground floor display window) plus two flats above  
A2 plus two flats above  
State funded school for single academic year – see footnote 2.  
Some temporary uses – see footnote 4.  
C3 residential use - see footnote 5  
A3 (up to 150 m²) – see footnote 9  
D2 (up to 200 m²) see footnote 10                                                                                     |
| A3        | Restaurants and cafés For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.                                                                                                    | A1 or A2  
State funded school for single academic year – see footnote 2.  
Some temporary uses – see footnote 4.                                                                                         |
| A4        | Drinking establishments Public houses, wine bars or other drinking establishments (but not night clubs).                                                                                                                                 | A1, A2 or A3 unless listed as an Asset of Community Value  
State funded school for single academic year – see footnote 2.  
Some temporary uses – see footnote 4.                                                                                         |
| A5        | For the sale of hot food for consumption off the premises.                                                                                                                                                                   | A1, A2 or A3  
State funded school for single academic year – see footnote 2.  
Some temporary uses – see footnote 4.                                                                                         |
| B1        | a) Offices, other than a use within Class A2 (Financial Services)  
b) Research and development of products or processes  
c) Light industry appropriate in a residential area                                                                                                                                                              | B8 (where no more than 500 sqm)  
B1a - C3 subject to prior approval -see footnote 1.  
State funded school for single academic year – see footnote 2.  
State funded school or registered nursery subject to prior approval - see footnote 3  
Some temporary uses – see footnote 4.                                                                                         |
| B2        | General industry: use for the carrying out of an industrial process other than one falling in class B1. (excluding incineration purposes, chemical treatment or landfill or hazardous waste).     | B1 or B8 (B8 limited to 500 sqm)  
State funded school for single academic year – see footnote 2.                                                                                                                                         |
| B8        | Storage and distribution Storage or distribution centre. This class includes open air storage.                                                                                                                               | B1 (where no more than 500 sqm)  
State funded school for single academic year – see footnote 2.  
C3 (where no more than 500 sqm) see footnote 7.                                                                                                                                        |
| C1        | Hotel, boarding house or guesthouse, where no significant element of care is provided. (Excludes hostels).                                                                                                                       | State funded school for single academic year – see footnote 2.  
State funded school or registered nursery subject to prior approval - see footnote 3                                                                                                               |
| C2        | Hospital, nursing home or residential school, college or training centre where they provide residential accommodation or care to people in need of care (other than those within C3 dwelling houses).                            | State funded school for single academic year – see footnote 2.  
State funded school or registered nursery subject to prior approval - see footnote 3                                                                                                               |
| C2A       | Secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.  | State funded school for single academic year – see footnote 2.  
State funded school or registered nursery subject to prior approval - see footnote 3                                                                                                               |
| C3        | Use as a dwelling house by a single person or by people living together as a family or by not more than 6 residents living together as a single household.                                                                         | Article 4 direction removes permitted development right to convert to C4 House in Multiple Occupation.  
State funded school for single academic year – see footnote 2.                                                                                                                              |
<table>
<thead>
<tr>
<th>C4 Houses in multiple occupation</th>
<th>Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.</th>
<th>C3 (dwelling houses) State funded school for single academic year – see footnote 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>D2 Assembly &amp; Leisure</td>
<td>Cinema, concert hall, bingo hall, dance hall, swimming bath, skating rink, gymnasium, or area for indoor or outdoor sports or recreations, not involving motor vehicles or firearms.</td>
<td>State funded school for single academic year – see footnote 2. State funded school or registered nursery subject to prior approval - see footnote 2. Some temporary uses – see footnote 4.</td>
</tr>
<tr>
<td>Sui – Generis</td>
<td>A use on its own, for which any change of use will require planning permission. Includes, theatres, nightclubs, retail warehouse clubs, amusement arcades, launderettes, petrol filling stations, casinos, taxi businesses, waste management facilities, motor car showrooms, betting offices and pay day loan.</td>
<td>Casino to Class D2 Amusement arcades/centres and casinos to C3 (up to 150 m2) See footnote 8 Betting offices and pay day loan to A1 and A2 plus two flats above See footnote 9. Betting offices and pay day loan to D2 (up to 200m2) – see footnote 10. Betting offices and payday loan to C3 residential use - see footnote 5.</td>
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</tbody>
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**Footnotes**

1. B1a (Offices) can change use to C3 (Dwelling houses) provided development commenced before 30/06/16. Need to apply to Council for prior approval to confirm no significant transport and highway impacts, contamination risks and flood risks.

2. State funded schools can open without planning permission for a single academic year without planning permission from any existing use within the Use Classes Order. School must be approved by Secretary of State and school must notify Council before they open. School must revert to its previous use at end of year. Does not apply to listed buildings.

3. B1 (business), C1 (hotel), C2 (residential institution), C2A (secured residential institution) and D2 (assembly and leisure) can convert to a state funded school or registered nursery providing early years childcare without planning permission. Need to apply to Council for prior approval to confirm no significant transport and highways impact, noise impacts and contamination risks. D2 uses that have changed use from A1 or A2 using permitted development right (see footnote 10) cannot then change use to state funded school or registered nursery under this permitted development right.

4. A1 (shops), A2 (financial and professional services), A3 (restaurants and cafes), A4 (pubs), A5 (takeaways), B1a (offices), B1b (light industry), B1c (R&D), D1 (non-residential institutions) and D2 (assembly and leisure) can change to A1, A2, A3, B1a,b & c without planning permission. Change of use must be less than or equal to 150 square metres. Applies for single continuous period of two years. Can change to other permitted use within two year period. Must revert to original use at end of two year period and notify Council before use begins.

5. A1 (shops) and A2 (financial and professional services) can change to C3 (residential). Building operations and partial demolition works that are “reasonable necessary” are also permitted. Prior approval required for transport and highways impact, contamination, flooding, the design and external appearance of the building and undesirable impacts on shopping facilities. This right only applies to buildings of 150 square metres or less and does not apply in Conservation Area or to listed buildings.

6. Does apply in Conservation Areas but not to listed buildings.

7. B8 (storage of distribution) to C3 (residential). Prior approval required for transport and highways impact, air quality impacts on intended occupiers, noise impacts of the developments, risks of contamination, flooding and the impact the change of use would have on existing industrial uses and or storage or distribution uses. Right only applies to buildings in B8 use on or before 19 March 2015 and development must be begun before 15 April 2018. Building must have been in B8 use for four years.

8. Prior approval required for transport and highways impact, flooding, contamination and where building works are to be carried out under the permitted development right, design.

9. A1 (shops), A2 (financial and professional services) and betting offices and pay day loans to A3 (restaurants and cafes). Prior approval required for noise, smell/odours, transport and highways, hours of opening as well as siting and design in relation to extraction, ventilation, waste management, storage and undesirable impacts on shopping facilities.

10. A1 (shops) and A2 (financial and professional services) can change to D2. Applies to premises in A1 or A2 use on 5 December 2013. Prior approval required for transport and highways impact, hours of opening, noise impacts of the development and undesirable impacts on shopping facilities. Does not apply to listed buildings.
Planning Application Procedure

1. The Chair introduces the Planning Officer who will present the item.

2. The Planning Officer presents the report to the Board and advises on any relevant additional information received after the completion of the report. The Planning Officer will also refer to the recommendation (it is assumed that Members will have read the report).

3. If clarification is required, DCB Members may, through the Chair, ask relevant (i.e. planning related) questions regarding an issue within the Planning Officer’s report.

4. Registered objectors may speak for up to three minutes.

5. DCB Members may, through the Chair, seek clarification of any relevant planning issue raised by the objectors.

6. Councillors who are not members of the Development Control Board may address the Board with the Chair’s permission. They are not permitted to take part in the discussions or question objectors, supporters, applicants or applicants’ representatives.

7. DCB Members may, through the Chair, seek clarification of any relevant planning issue raised by the councillors.

8. Registered supporters, applicants or applicants’ representatives for the application may speak for up to three minutes.

9. DCB Members may, through the Chair, seek clarification of any relevant planning issue raised by the supporters, applicants or applicants’ representatives.

10. DCB Members may, through the Chair, seek further clarification from Council officers on any relevant planning issue that may have arisen.

11. The Board shall debate the item. Where the application is considered to be straightforward and there are no speakers present, the Board may make a decision based on the report and without any debate.

12. The Board’s will vote on the matter (including any proposed supplementary conditions or recommendations). In the event that the Board’s decision is to refuse or allow an application contrary to the report’s recommendation, DCB Board Members must give valid reasons for the decision based on relevant planning policies.

13. The Chair shall announce the Board’s final decision.
Notes

- The opportunity to ask questions may not be used to make general or specific comments or observations. General comments can be raised at the discussion point of the proceedings.
- DCB Members must be present during the entire debate on an application in order to be allowed to participate in the deliberations and vote on the matter. Any DCB Member who is not present at the beginning of the consideration of an application, or who leaves the room at any stage during the consideration of the application, shall be excluded from participating and voting on the application.
- If a DCB Member needs to leave during consideration of an application and wishes to take part in the deliberations and vote, they should seek the permission of the Chair for a short adjournment.
- Members should avoid expressing a view about an application until after the applicant has spoken to avoid the impression of bias.
- If there is a substantial point which needs to be clarified before a vote can take place, the Board may agree to defer the application.
- The Chair may ask members of the public and press to leave the room to enable the Board to consider information which is confidential or exempt (in accordance with Schedule 12A of the Local Government Act 1972).
MINUTES OF
DEVELOPMENT CONTROL BOARD

Monday, 15 January 2018
(7:00 - 8:15 pm)

Present: Cllr Faraaz Shaukat (Chair), Cllr Syed Ahammad (Deputy Chair), Cllr Saima Ashraf, Cllr Faruk Choudhury, Cllr Edna Fergus, Cllr Irma Freeborn, Cllr Cameron Geddes, Cllr Syed Ghani, Cllr Adegboyega Oluwole, Cllr Chris Rice, Cllr Bill Turner and Cllr Dominic Twomey

Apologies: Cllr Sanchia Alasia, Cllr Margaret Mullane and Cllr Jeff Wade

46. Declaration of Members’ Interests

There were no declarations of interest.

47. Minutes - To confirm as correct the minutes of the meeting held on 11 December 2017

The minutes of the meeting held on 11 December 2017 were confirmed as correct.

48. 748-752 Green Lane, Dagenham RM8 1YT- 17/01250/FUL

The application involved the demolition of an existing two storey rear extension, the residential conversion of existing upper floor and the erection of part single/part three storey side and rear extension, to provide additional floor space to existing shop units, one additional retail unit and four one bedroom and five two-bedroom flats.

The site, formed of two shop units with ancillary accommodation above and a two-storey rear extension, would be converted and redeveloped to provide additional retail space and 9 flats within a three-storey extension at the rear. In principle such development in this location was acceptable.

The scheme would provide a good standard of accommodation for future occupiers in accordance with planning policy and would not cause harm to the amenities of existing neighbours.

The scale and siting of the development was considered appropriate to its context. The proposed extension is considered to be well proportioned, with a modern design and use of materials that would be distinctive and add visual interest to the street scene.

No car parking spaces would be provided within the site and future residents with cars would therefore need to park on the street. In accordance with the advice of the Transport Officer, based on evidence submitted of the availability of existing on street parking spaces, this is considered acceptable.

Members were concerned about certain aspects of the application, in particular
the impact on retail units, car parking, affordability, overlooking of other properties and loss of a walkway. DMM responded that it was not possible to guarantee retailers on the site. He accepted that a number of schemes had been submitted just below the threshold at which affordable housing can be sought. He understood the point about protecting neighbouring amenity but considered that the scheme would avoid any significant loss of light or privacy. He also noted that the applicant could build a small wall around the forecourt without needing planning permission therefore reducing the width of walkway.

Members requested what the amount of Community Infrastructure levy (CIL) was for this development. It was advised that the current CIL was £5386 for the Mayor and £2355 for the Council which was conceded to be not a large amount of money.

Members asked why the potential development would take two and a half years to be undertaken as regeneration in the area was needed more quickly. Daniel Harris, on behalf of the applicant, stated that it was intended to build this development if planning permission was agreed, within 2.5 years and that it could not be quicker as the lease on Superdrug retail premises did not run out till that time however it was hoped to reach agreement with them but there was always the possibility that this would not be the case. He added that the forecourt area on Waldegrave Road was currently used by pawnbrokers as a private car park with five spaces.

In answer to a question about the Superdrug site, Daniel Harris stated that it did not have to be a pharmacy in future. He added that the applicant was looking at ground floor retail storage with a back-office availability.

Members were concerned about fly-tipping and parking issues and asked in particular how the latter could be managed. The DMM confirmed that there was no car parking available with this scheme and added that there was a likelihood that occupants with cars would need to park in adjacent streets, possibly some way distant.

Members agreed that there should be an additional condition imposed on the permission in relation to not allowing residential occupiers of the proposed development to be eligible for a parking permit within any proposed adjoining CPZ. The additional condition agreed:

“The residential occupiers of the proposed development shall not be eligible for a parking permit within any proposed adjoining Controlled Parking Zones (CPZ).

Reason: To prevent residential occupiers of the proposed development from taking up parking spaces in any proposed adjoining CPZ which are already in high demand by existing local residents in accordance with Policies BR9 and BR10 of the Borough Wide Development Policies Development Plan Document.”

The Board **granted** planning permission subject to the following conditions:

1. The development permitted shall be begun before the expiration of three
years from the date of this permission.

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


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

3. No development above ground level shall take place until details/samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved materials.

Reason: To protect or enhance the character and amenity of the area in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

4. No development above ground level shall take place until a scheme of hard and soft landscaping for the first floor courtyard, including details of materials, species and a planting schedule have been submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping shall be carried out prior to the occupation of the development and thereafter permanently retained. The approved soft landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or completion of the development, whichever is the sooner. Any plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To safeguard and improve the appearance of the area in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

5. The refuse and cycle parking storage areas indicated on drawing No. 409-GL-L00-200 Rev. P01 shall be constructed in accordance with the approved plans prior to the occupation of the development hereby approved and thereafter permanently retained for the use of the occupiers of the premises.

Reason: To provide satisfactory refuse and cycle storage provision in the interests of the appearance of the site and locality and in the interests of promoting cycling as a sustainable and non-polluting mode of transport and in accordance with policies BR11, BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

6. Before occupation all of the dwellings shall comply with Building Regulations
Optional Requirement Approved Document M4(2) Category 2: Accessible and adaptable dwellings (2015 edition). Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: To ensure that accessible housing is provided in accordance with policy 3.8 of the London Plan.

7. The combined rating level of the noise from any plant installed pursuant to this permission shall not exceed the existing background noise level outside the window to any noise sensitive room. Any assessment of compliance with this condition shall be made according to the methodology and procedures presented in BS4142:2014.

Reason: In order to prevent noise nuisance to future residents of the development and to existing residential neighbours and in accordance with policies BR13 and BP8 of the Borough Wide Development Policies Development Plan Document.

8. Habitable rooms having openings facing onto Green Lane or Waldegrave Road are to be provided with acoustic ventilators which are commensurate with the performance specification set out in Schedule 1 (paragraphs 6 and 7) of The Noise Insulation Regulations 1975 (as amended). The acoustic ventilators shall be installed prior to occupation of the development and thereafter maintained.

Reason: In order to ensure a satisfactory noise environment for future occupiers by enabling adequate ventilation whilst windows are closed and in accordance with policies BR13 and BP8 of the Borough Wide Development Policies Development Plan Document.

9. No deliveries, external running of plant and equipment or construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 0800 to 1800 on Monday to Friday and 0800 to 1300 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

10. Demolition and construction work and associated activities are to be carried out in accordance with the recommendations contained within British Standard 5228:2009, “Code of practice for noise and vibration control on construction and open sites”. Parts 1 and 2.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring residents and in accordance with policies BR13 and BP8 of the Borough Wide Development Policies Development Plan Document.
11. No development shall commence, including any works of demolition, until a Construction Environmental Management Plan (CEMP) and a Site Waste Management Plan (SWMP) have been submitted to and approved in writing by the Local Planning Authority. These plans shall incorporate details of:

a. construction traffic management;
b. the parking of vehicles of site operatives and visitors;
c. loading and unloading of plant and materials;
d. storage of plant and materials used in constructing the development
e. the erection and maintenance of security hoarding(s) including decorative displays and facilities for public viewing, where appropriate;
f. measures to control the emission of dust, dirt and emissions to air during construction; such measures to accord with the guidance provided in the document “The Control of Dust and Emissions during construction and demolition”, Mayor of London, July 2014; including but not confined to, non road mobile machinery (NRMM) requirements.
g. a scheme for recycling/disposing of waste resulting from demolition and construction works;
h. methods to minimise waste, to encourage re-use, recovery and recycling, and sourcing of materials;
i. a nominated Developer/Resident Liaison Representative with an address and contact telephone number to be circulated to those residents consulted on the application by the developer’s representatives. This person will act as first point of contact for residents who have any problems or questions related to the ongoing development.

Reason: The details are required prior to commencement of development in order to minimise the environmental impact of the construction and the impact on the amenities of neighbouring residents, and in accordance with policies BR10, BR13, BR15 and BP8 of the Borough Wide Development Policies Development Plan Document.

12. The development shall not be occupied until the installation of a privacy screen to prevent overlooking from the external staircase within the courtyard towards the private terrace of the 79m² 2B4P flat in accordance with details which shall have been submitted to and approved by in writing by the Local Planning Authority. The screen shall thereafter be maintained.

Reason: In order to secure a good standard of residential amenity for future occupiers in accordance with policies BP8 and BP11 BP8 of the Borough Wide Development Policies Development Plan Document.

13. The residential occupiers of the proposed development shall not be eligible for a parking permit within any proposed adjoining Controlled Parking Zones (CPZ).

Reason: To prevent residential occupiers of the proposed development from taking up parking spaces in any proposed adjoining CPZ which are already in high demand by existing local residents in accordance with Policies BR9 and
49. **98 Longbridge Road, Barking, IG11 8SF - 17/01658/FUL**

The application property is a two-storey building located on the south-eastern side of Longbridge Road. The building contains a dental and medical centre on the ground floor and a 2 bedroom flat at first floor. The application seeks permission for the erection of a part single/part two storey rear extension and a first floor rear extension to provide additional floor space to serve the existing health clinic and a 2 bedroom self-contained flat including the provision of first floor roof terraces to serve the existing and proposed flats and the creation of new window and door openings to the existing flat.

The proposed new dwelling accords with the Technical Housing Standards – nationally described space standards (March 2015). The proposed flat has sole access to private and useable external amenity space measuring 12.23m² and the proposal also creates an external amenity space for the existing flat measuring 38.95m².

No off-street parking provision was proposed for this development. The site has a PTAL (Public Transport Accessibility Level) of 6a on a scale of 1-6 where 6 is excellent. It is therefore considered that due to the site’s location approximately 320 metres from Barking Station and with access to a number of bus routes, there is no requirement for car parking. It is noted that most of the commercial premises and flats on this side of Longbridge Road do not have access to car parking.

Members asked whether the premises might remain as a medical health centre and this was confirmed by the applicant. The DMM stated that this could change to any other Class D1 use in the future.

The Board *granted* planning permission, subject to the following conditions:

1. The development permitted shall be begun before the expiration of three years from the date of this permission.

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

2. The use hereby permitted shall be carried out in accordance with the following approved plans: LOCATION-101, BLOCK-101, EX-101, EX-200, PRO-101, PRO-201, PRO-203

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

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building.

   **Reason:** To ensure the development respects the appearance of the
existing property and to maintain the amenity of the area in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

4. A scheme specifying the provisions to be made for the control of noise emanating from the ground floor dental surgery shall submitted to and approved by the Local Planning Authority. The scheme which, may include physical and/or administrative measures, shall be designed to ensure that noise emissions from the surgery do not exceed 35 LAeq dB (5 min) in any habitable room in adjoining residential premises and shall be implemented prior to the occupation of the flat hereby approved.

Reason: The noise control scheme is required prior to the commencement of development in order to minimise the transmission of noise and thereby safeguard the amenity of neighbouring occupiers and in accordance with policies BR13 and BP8 of the Borough Wide Development Policies Development Plan Document.

5. Before occupation, the dwelling shall comply with Building Regulations Optional Requirement Approved Document M4(2) Category 2: Accessible and adaptable dwellings (2015 edition). Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: To ensure that accessible housing is provided in accordance with policy 3.8 of the London Plan.

6. The 1.8 metre high boundary fence facing No. 96 Longbridge Road as indicated on drawing PRO-201 shall be constructed in accordance with the approved plans prior to the use of the proposed terrace for the existing flat and thereafter permanently retained.

Reason: To provide satisfactory privacy for the occupants of the adjoining residential property in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

50. 445-447 Becontree Avenue, Dagenham RM8 3UL- 17/01594/FUL

The application was for a change of use from a shop to a car showroom.

The application property is a ground floor commercial unit which is currently vacant and was previously used as a community centre (without planning permission). Prior to this it was used as a Blockbuster video store (Class A1). The property is a prominent corner unit on the junction of Becontree Avenue and Valence Avenue and is located within the Andrew’s Corner Neighbourhood Centre. The application seeks permission for the change of use of the shop to a car showroom.

At present, 35.6% of the neighbourhood centre frontage is in use or has planning permission for non-A1 use. Should the proposed use be granted, this would increase to 47% which would significantly exceed the 35% limit sought
by Policy BE1. It is however noted that the application site is currently vacant and has not been in use for retail purposes for approximately 4 years.

In support of the proposed change of use, the applicant had provided marketing evidence stating that the property has been marketed for approximately 8 months at a reasonable rent. The owner has received offers solely from places of worship which have been refused as the owner is concerned about the impact of such uses on car parking availability and the high visitor volumes that may be generated. The owner’s estate agents state that the only credible offer which has been received is that of the applicants.

Vehicular access would be from the rear of the premises and a condition is proposed requiring the installation of bollards around the shop forecourt to prevent vehicles from entering/exiting the site from the front which would be dangerous to pedestrians and vehicles alike.

Members were concerned about a number of issues with the application and in particular parking, accessibility, lack of visual presentation contained in the report as they felt it was unclear. They also sought an analysis of the impact on the food store next door to the site, security and any removal of street furniture. Members were also concerned about the need for fencing and the applicant stated he would erect this if required.

The applicant, in answer to questions, stated that safety was a very important consideration and a maximum of five cars would be parked outside the premises.

Members agreed to defer this application to the next meeting of the Board on 12 February in order to provide them with greater detail in a number of areas. They requested that the following areas are included the next report to the Board:

- The exact area that the application covered,
- erection of bollards
- erection of fencing
- security lighting
- The exact number of vehicles that would be parked at the premises
- avoidance of encroachment and square footage
- an analysis of the impact of the potential change of use on neighbouring businesses

The Legal Adviser advised that the Board may also wish to consider whether it could consider setting a limit on the number of vehicles, vehicle repairs, power washing of vehicles, hours of activity and the type of vehicles at the premises, whether commercial or passenger based.

51. Town Planning Appeals

The Board noted details of the following appeals:

Appeals Lodged
The following appeals have been lodged:

a) Loft conversion involving construction of gable end roof and rear dormer window and erection of part single/part first floor rear extension (retrospective) – 28 Castle Road, Dagenham (Ref: 17/00598/FUL)

Application refused under delegated powers 2 June 2017 – Eastbury Ward

b) Application for prior approval of proposed single storey rear extension (depth: 5.95 metres; height to eaves: 2.95 metres and maximum height: 3.3 metres) -158 Baron Road, Dagenham (Ref: 17/00952/PRIOR6)

Application refused under delegated powers 17 July 2017 – Valence Ward

c) Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 2.5 metres and maximum height: 2.9 metres) – 23 Mill Lane, Chadwell Heath (Ref: 17/01472/PRIOR6)

Application refused under delegated powers 6 October 2017 – Chadwell Heath Ward

d) Erection of single storey rear extension and loft conversion involving construction of rear dormer window and hip to gable roof extension and external insulation and rendering – 10 Herbert Gardens, Chadwell Heath (Ref: 17/01473/FUL)

Application refused under delegated powers 20 November 2017 – Whalebone Ward

Appeals Determined

The following appeals have been determined by the Planning Inspectorate:

a) Demolition of side extension and erection of two storey 2 bedroom end of terrace house – 40 Cornwallis Road, Dagenham (Ref: 17/00291/FUL - Parsloes Ward)

Application refused under delegated powers 25 May 2017 for the following reasons:

1. The development, by reason of its siting and excessive scale, would result in a dominant and intrusive addition in the side garden of this corner plot. The proposed roof ridge is set below the ridge of the main building and would appear incongruous with the form of the terrace building and detrimental to the character of the street scene and Becontree Estate. Overall the development would be harmful to
the character and appearance of the area and contrary to policies BP2, BP8 and BP11 of the Borough Wide Development Policies Development Plan Document, policy CP2 of the Core Strategy and the guidance contained in the Supplementary Planning Document 'Residential Extensions and Alterations'.

2. The external amenity space for the existing house at 40 Cornwallis Road would be reduced to 41m² which would not be of sufficient size to meet the needs of the occupants of a two bedroom house contrary to Policy BP5 of the Borough Wide Development Policies Development Plan Document.

3. The proposed development would result in the loss of a family dwelling house to the detriment of the stock of family housing in the borough, contrary to Policy BC4 of the Borough Wide Development Policies DPD (March 2011).

Planning Inspectorate's Decision: Appeal dismissed 30 November 2017

b) Change of use of a single family dwelling (Use Class C3) to a House in Multiple Occupation (Class C4) – 7 Cecil Avenue, Barking (Ref: 17/00631/FUL – Abbey Ward)

Application refused under delegated powers 13 June 2017 for the following reason:

1. The proposed development would result in the loss of a 7 bedroom family house to the detriment of the stock of family housing in the borough, contrary to policy BC4 of the Borough wide Development Policies DPD (March 2011).

Planning Inspectorate's Decision: Appeal allowed 5 December 2017

c) Erection of two storey side extension and single storey rear and front extensions – 12 Fordyke Road, Dagenham (Ref: 17/01094/FUL – Whalebone Ward)

Application refused under delegated powers 25 August 2017 for the following reason:

1. The proposed two storey side extension would compromise an important gap between the application site and No. 14 Fordyke Road, to the detriment of the spatial character of the streetscene contrary to BP8 and BP11 of the Borough Wide Development Policies DPD and the Supplementary Planning Document for Residential Extensions and Alterations.

Planning Inspectorate's Decision: Appeal dismissed 8 December 2017

d) Erection of two storey one bedroom detached house – 141
Woodward Road, Dagenham (Ref: 17/00523/FUL – Eastbury Ward)

Application refused under delegated powers 4 July 2017 for the following reasons:

1. The proposed development by virtue of its siting and scale would constitute an unacceptable form of back garden development which would materially reduce the open and spacious character of the application site’s garden and would be harmful to the character of the area and out of keeping with the prevailing built form. Overall, the proposal would fail to maintain the character of the Becontree Estate and is contrary to Policies CP2 and CP3 of the Core Strategy (July 2010) and Policies BP2, BP8 and BP11 of the Borough Wide Development Policies Development Plan Document (March 2011).

2. The proposed house, by reason of its siting and scale, would result in a dominant addition in the private garden environment resulting in loss of outlook and light to the occupiers of 84 Ellerton Road, and loss of outlook and privacy to the occupiers of 139 Woodward Road. The amenity of the neighbouring properties would be significantly reduced, and the proposal is contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

Planning Inspectorate’s Decision: Appeal allowed 8 December 2017

e) Erection of two storey side and part single/part two storey rear extension – 75 Davington Road, Dagenham (Ref: 17/01072/FUL – Mayesbrook Ward)

Application refused under delegated powers 21 August 2017 for the following reason:

1. The proposed side extension would partially close off an important gap within the street scene and would fail to maintain the spacious character of the Becontree Estate and be harmful to the street scene. The proposed development is therefore contrary to policies BP2, BP8 and BP11 of the Borough Wide Development Policies Development Plan Document (March 2011), policy CP2 of the Core Strategy and the Residential Extensions and Alterations Supplementary Planning Document (February 2012).

Planning Inspectorate’s Decision: Appeal dismissed 12 December 2017

f) Alterations to front elevation of garage and erection of first floor side extension – 146 Marston Avenue, Dagenham (Ref: 17/00453/FUL – Heath Ward)

Application refused under delegated powers 30 June 2017 for the following reason:
1. The siting and design of the proposed development would be detrimental to the character and appearance of the streetscene and the surrounding area contrary to Policy CP3 of the Core Strategy (July 2010) and Policies BP8 and BP11 of the Borough Wide Development Policies DPD (March 2011) and the guidance within the Residential Extensions and Alterations SPD (February 2012).

Planning Inspectorate’s Decision: Appeal dismissed 8 December 2017

g) Application for prior approval of proposed single storey rear extension (depth: 5.95 metres; height to eaves: 2.95 metres and maximum height: 3.3 metres) – 158 Baron Road, Dagenham (Ref: 17/00952/PRIOR6 – Valence Ward)

Application refused under delegated powers 17 July 2017 for the following reason:

1. The proposed extension would have an unacceptable impact on the amenities of neighbouring occupiers at 156 and 160 Baron Road by virtue of its excessive depth and height which would result in a loss of light and outlook at Numbers 156 and 160 and would be detrimental to the amenities of and living standards enjoyed contrary to Policies BP8 and BP11 of the Borough Wide Development Polices DPD and the Residential Extensions and Alterations SPD.

Planning Inspectorate’s Decision: Appeal dismissed 12 December 2017

h) Enforcement appeal – The erection without planning permission of a single storey rear extension – 53 Winding Way (Becontree Ward)

Planning Inspectorate’s Decision: Appeal dismissed 27 December 2017

52. Delegated Decisions

The Board noted details of delegated decisions for the period 6 September to 2 October 2017.
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Reason for Referral to DCB as set out in Part 2, Chapter 9 of the Council Constitution

The application is a strategic development which is of a scale and importance that should be determined at DCB.

Address:

Fresh Wharf Estate, Fresh Wharf Road, Barking, IG11 7BG

Development:

Application for approval of reserved matters following outline approval 14/01196/OUT - Details of appearance and landscaping in relation to the first phase of development comprising 531 residential dwellings and 952 sqm of Class A1 (shops) and/or Class A2 (financial services) and/or Class A3 (restaurants & cafes) and/or Class A4 (drinking establishments) and/or Class D1 (non-residential institutions) floorspace in buildings ranging in height between 3 and 15 storeys, public open space and ancillary infrastructure.

Applicant:

Countryside Properties (UK) Limited & Notting Hill Developments Limited

Summary:

The application site falls within the Barking Town Centre Area Action Plan (AAP) area. It is located adjacent to the River Roding, to the east of the A406 and to the west of Barking Town Centre. The site forms part of the larger Fresh Wharf Estate, the southern part of which, Muirhead Quay, has been redeveloped to provide modern industrial / commercial units.

The site is located adjacent to both the Abbey and Barking Town Centre Conservation Area and the Abbey Road Riverside Conservation Area. This site is in close proximity to a number of other heritage assets, including a Scheduled Ancient Monument and statutory and locally Listed Buildings.

The site already benefits from outline planning permission (14/01196/OUT) and this reserved matters application seeks approval solely for matters concerning the appearance and landscaping of Phase 1 of the development in relation to the erection of 531 dwellings and 952 square metres of Class A1 (shops) and/or Class A2 (financial services) and/or Class A3 (restaurants & cafes) and/or Class A4 (drinking establishments) and/or Class D1 (non-residential institutions) floorspace in buildings ranging in height between 3 and 15 storeys, public open space and ancillary infrastructure. It should be noted that reserved matters for Phase 2 of the development, comprising up to 380 dwellings, will be submitted at a later date. Members should note that matters such as financial obligations, subsidised housing, viability reviews, transport improvements, community facilities, moorings, sustainability and provisions to maximise local labour/local supply and related S106 Agreement have already been agreed under the outline permission and therefore are not under consideration as these do not form part of this application.
All 204 dwellings within the Barrier Block would comprise Private Rented Sector (PRS) units, while the remaining 327 dwellings in Phase 1 would be private for sale.

The submitted Design and Access Statement sets out key principles and features around the appearance of Phase 1 of the development. The appearance of the blocks within Phase 1 have been inspired by the textile industry history of the site and its surroundings, as well as from a range of local historic and contemporary buildings and features.

Private amenity space is proposed for all the dwellings in the form of wintergardens, balconies or terraces. These spaces are sized in accordance with London Plan standards.

Key landscaping features in Phase 1 of the development comprise the Northern Square, riverside walk, Central Park and courtyard/podium spaces. With the exception of one podium, these spaces would be available for residents and the wider community to use. The good design and quality of these spaces is supported by officers.

The quality and amount of play space proposed within Phase 1, which would result in 1,186 square metres of equipped play space and a further 3,494 square metres of informal play space, is welcomed.

Conditions are proposed to secure the submission and approval of full hard and soft landscaping details and external materials in due course.

Overall, officers support the submitted details which illustrate a good quality standard of design throughout Phase 1 of the development with respect to matters of appearance and landscaping. It is considered that the proposals would result in attractive buildings and a high quality public and private realm. The greening of the urban environment is welcomed.

In considering the proposed matters of appearance and landscaping, officers have paid special attention to the desirability of preserving or enhancing the character or appearance of the two adjacent Conversation Areas and the settings of the nearby Scheduled Ancient Monument and statutory and locally Listed Buildings. The proposed development is not considered to significantly affect either of the Conservation Areas or any of the heritage assets.

The proposal complies with the relevant policies set out in the National Planning Policy Framework, the London Plan and the Local Plan.

**Recommendation:**

That the Development Control Board grants reserved matters consent subject to the following conditions (with any amendments that might be necessary up to the issue of the decision).

**Conditions:**

1. The development hereby permitted shall be carried out in accordance with the following approved plans / documents:

   1702 P 101 001 Rev 02
   1702 P 101 002 Rev 02
Fresh Wharf - Design and Access Statement dated 12 January 2018, prepared by Metropolitan Workshop; and
Reason: For the avoidance of doubt and in the interests of proper planning.

2. No works to the superstructure in Phase 1 shall take place until details/samples of all materials to be used in the construction of the external surfaces of the development in Phase 1 have been submitted to and approved in writing by the Local Planning Authority. Phase 1 of the development shall be carried out in accordance with the approved materials.

Reason: To protect or enhance the character and amenity of the area in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document and policies 7.1, 7.4 and 7.6 of the London Plan.

3. No works to the superstructure in Phase 1 shall take place until full details of the hard landscaping for Phase 1 have been submitted to and approved in writing by the Local Planning Authority. The hard landscaping scheme shall include, but not be limited to, details of the following:

a) surface materials;
b) street furniture;
c) play spaces and any related equipment; and
d) management and maintenance.

The hard landscaping scheme shall be implemented prior to occupation of Phase 1 of the development in accordance with the approved details and thereafter permanently maintained, to the satisfaction of the Local Planning Authority.

Reason: In the interests of design quality, residential amenity, walking, accessibility and public safety, in accordance with policy CP3 of the Core Strategy and policy BP11 of the Borough Wide Development Policies Development Plan Document.

4. No works to the superstructure in Phase 1 shall take place until a detailed scheme of soft landscaping for Phase 1 has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation or completion of Phase 1 of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of Phase 1 of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To secure the provision of the landscaping in the interests of the visual amenity of the area and in accordance with policy CP3 of the Core Strategy and policies BR3 and BP11 of the Borough Wide Development Policies Development Plan Document.

5. Before occupation 90% of the dwellings in Phase 1 shall comply with Building Regulations Optional Requirement Approved Document M4(2) Category 2: Accessible and adaptable dwellings (2015 edition). Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check
compliance.

Reason: To ensure that accessible housing is provided in accordance with policy 3.8 of the London Plan.

6. Before occupation 10% of the dwellings in Phase 1 shall be constructed to, or capable of easy adaptation to, Building Regulations Optional Requirement Approved Document M4(3) Category 3: (Wheelchair user dwellings) (2015 edition). Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: To ensure that sufficient accessible housing is provided in accordance with policy 3.8 of the London Plan.

<table>
<thead>
<tr>
<th>Contact Officer</th>
<th>Title:</th>
<th>Contact Details:</th>
</tr>
</thead>
</table>
| Adele Lawrence          | Planning Development Management Officer | Tel: 020 8227 3552  
                           |                                                   | E-mail: adele.lawrence@befirst.london |

1.0 Description of the Site and Surrounding Area

1.1 The application site is located adjacent to the River Roding, to the east of the A406 and to the west of Barking Town Centre. The site forms part of the larger Fresh Wharf Estate, the southern part of which, Muirhead Quay, has been redeveloped to provide modern industrial / commercial units.

1.2 The site falls within the Barking Town Centre Area Action Plan (AAP) area.

1.3 The site is also located adjacent to both the Abbey and Barking Town Centre Conservation Area and the Abbey Road Riverside Conservation Area and is in close proximity to the Barking Abbey Scheduled Ancient Monument, the Grade I Listed Parish Church of St Margaret, the Grade II Listed Tomb of Captain John Bennett at St Margaret’s Church, the Grade II* Listed Fire Bell Gate (Curfew Tower), the Grade II Listed remains of Barking Abbey and the old churchyard walls, the Grade II listed Old Granary at Town Quay and the locally listed Malthouse and Granary at Abbey Road.

2.0 Background and Description of Development

2.1 The whole site already benefits from outline planning permission. Planning Permission 08/01325/OUT was granted by the London Thames Gateway Development Corporation on 29 March 2011 for 950 homes and up to 1,987 square metres of Class A1-A5 commercial uses and 1,616 square metres of Class D1 use (non-residential institutions). The outline permission allows for buildings ranging in height between 6 and 22 storeys. It includes the erection of a 4 metre high landscaped acoustic bund ‘Green Screen’; provision of up to 418 residential car parking spaces and 16 visitor and car club car parking spaces; provision of up to 113 motorcycle parking spaces and associated bicycle parking spaces; open space and landscaping including riverside walk; highways and transport works; works to river wall; demolition; engineering operations; moorings; together with all associated and ancillary works. Matters of appearance and landscaping were reserved.
2.2 A S73 application for minor material amendments to the outline permission was granted by the Council on 2 April 2015 (Ref: 14/01196/OUT). Amongst other things, this amended building heights and reduced the maximum number of dwellings to 911. The development is to be built out in two phases.

2.3 The current application seeks reserved matters consent in relation to appearance and landscaping for Phase 1 of outline permission 14/01196/OUT for the erection of 531 dwellings and 952 square metres of Class A1 (shops) and/or Class A2 (financial services) and/or Class A3 (restaurants & cafes) and/or Class A4 (drinking establishments) and/or Class D1 (non-residential institutions) floorspace in buildings ranging in height between 3 and 15 storeys, public open space and ancillary infrastructure. It should be noted that reserved matters for Phase 2 of the development, comprising up to 380 dwellings, will be submitted at a later date.

2.4 Phase 1 of the development comprises 162 one-bedroom dwellings; 322 two-bedroom dwellings and 47 three-bedroom dwellings. Of the 531 dwellings proposed in Phase 1, 327 of these would be for private sale and 204 would be private rented sector (PRS) units.

2.5 The whole of the Barrier Block, which is located adjacent to the A406 (North Circular) and made up of Blocks I, J, JK, K, KL and L, would comprise PRS dwellings and these would be privately managed by Folio London which is a subsidiary of Notting Hill Developments Limited. Future residents of the PRS dwellings would also benefit from access to communal facilities in Block L.

2.6 The proposed blocks within Phase 1 are described below:

<table>
<thead>
<tr>
<th>Block</th>
<th>Height</th>
<th>Number of Units</th>
<th>Tenure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Block A</td>
<td>12-storeys</td>
<td>143 flats</td>
<td>Market Sale</td>
</tr>
<tr>
<td>Block B</td>
<td>15-storeys</td>
<td>113 flats</td>
<td>Market Sale</td>
</tr>
<tr>
<td>Block B1</td>
<td>3-storeys</td>
<td>5 town houses</td>
<td>Market Sale</td>
</tr>
<tr>
<td>Block C</td>
<td>9-storeys</td>
<td>66 flats</td>
<td>Market Sale</td>
</tr>
<tr>
<td>Block I (Barrier Block)</td>
<td>6-storeys</td>
<td>46 flats</td>
<td>Private Rented Sector</td>
</tr>
<tr>
<td>Block J (Barrier Block)</td>
<td>6-storeys</td>
<td>56 flats</td>
<td>Private Rented Sector</td>
</tr>
<tr>
<td>Block JK (Barrier Block)</td>
<td>3-storeys</td>
<td>2 town houses</td>
<td>Private Rented Sector</td>
</tr>
<tr>
<td>Block K (Barrier Block)</td>
<td>6-storeys</td>
<td>50 flats</td>
<td>Private Rented Sector</td>
</tr>
<tr>
<td>Block KL (Barrier Block)</td>
<td>3-storeys</td>
<td>3 town houses</td>
<td>Private Rented Sector</td>
</tr>
<tr>
<td>Block L (Barrier Block)</td>
<td>6-storeys</td>
<td>47 flats</td>
<td>Private Rented Sector</td>
</tr>
</tbody>
</table>

3.0 Consultations

3.1 Neighbours / Publicity:

20 site notices were posted on 27 October 2017 and expired on 17 November 2017. A press notice was also published in the Barking and Dagenham Post on 1 November 2017 and expired on 22 November 2017. There has been no response to the consultation process.
3.2 Consultees:

**London Fire and Emergency Planning Authority** – Response provided setting out the Building Regulations requirements for access for fire and rescue service vehicles.

*Officer Note: The applicant has advised that fire engineered solutions have been developed to ensure that the provisions for fire vehicle access and firefighting are as good as, if not better than, those suggested by the Building Regulations guidance.*

**London Fire Brigade Water Team** – In respect of water supply, four new fire hydrants are required.

*Officer Note: The applicant was advised at the outline planning stage of the same requirement and these hydrants are to be provided as part of the development.*

**Historic England (Archaeology)** – No comments on the submitted details but recommend that the previously advised archaeology condition on the overall permission remains in place until submissions are made and approved addressing it.

*Officer Note: Condition 20 of outline permission 14/01196/OUT requires a programme of archaeological investigation and assessment to take place and the applicant has already submitted an application for approval of part of the condition.*

**Historic England (Buildings)** – We do not consider that it is necessary for this application to be notified to us.

**Essex and Suffolk Water Company** – We have apparatus located in the proposed development. We have no objection to this development subject to compliance with our requirements. Consent is given to the development on the condition that a water connection is made onto our company network for the new dwellings.

**National Grid** – No objection.

**Transport for London (TfL)** – Condition 48 of outline permission 14/01196/OUT will determine the details of bus stops, which isn’t included in detail in these plans, and for avoidance of doubt we would need to see the relevant details for that condition to be discharged. Essentially, a cage 28 metres long should be marked on the highway. If the applicant wishes to undertake any ground works as part of the public realm we would be pleased to discuss if that makes it easier to install stops at a later date.

All the parking bays seem to be inset off the main carriageway so buses would not need to manoeuvre around stopped vehicles. The swept path analysis for a bus shows buses can get through the site and there are “passing bays” for cars to pass around stationary buses at the bus stops and this should allow for vehicles to pass in the event that there is a broken-down bus at the stop.
It should be clarified at some stage if the internal site roads will be private roads or offered for adoption. If the former then TfL will need to secure licences for bus running.

916 cycle parking spaces are provided in line with current London Plan standards and this is welcomed.

Paragraph 4.17 of the Planning Statement says that 20% of the car parking spaces will be fitted with charging infrastructure which is in line with the wording of condition 24, however, the applicant should clarify if the 20% provision will be active. They should also provide 20% passive provision in line with the London Plan.

**Officer Note:** The applicant has confirmed that 20% of the car parking spaces within the development will be fitted with charging infrastructure, comprising 10% active and 10% passive provision. This is in accordance with the requirements set out in Condition 24 of 14/01196/OUT. On this basis, it is not acceptable to request 20% active and 20% passive provision.

**London City Airport** – The development has been assessed from an aerodrome safeguarding perspective and London City Airport has no physical safeguarding objection to the completed structure.

**Port of London Authority (PLA)** – It is noted that as part of the outline permission 14/01196/OUT a number of conditions were put in place regarding the river wall (conditions 7 and 35), details of external lighting (condition 8), Construction Environmental Management Plan (condition 33), provision of riparian lifesaving equipment (condition 36), assessing the potential for moving freight by water (condition 46) and details of the proposed moorings (condition 54). It will be important that these conditions are adhered to and relevant information is provided to discharge them at the appropriate time.

Regarding the proposed reedbed areas within the development, a long-term management and maintenance plan should be conditioned. This will ensure any failed planting is replaced and that litter is swiftly cleared to ensure the success of the new habitat. All planting should be of native species and any intertidal terracing should follow the best practice guidance provided in the Environment Agency document “Estuary Edges – Ecological Design Guidance”.

**Officer Note:** Condition 10 of outline permission 14/01196/OUT already secures a landscape management plan, which includes for the long-term management and maintenance of the reedbed areas.

**Natural England** – No comment.

**Environment Agency** – No response.

**Thames Water** – No response.

**UK Power Networks** – No response.

**London Borough of Newham** – No response.
Transport Development Management – No objection.

Environmental Health Officer – No comment.

Clean and Green Division – General information provided about the refuse requirements for flatted developments.

Arboricultural Officer – I have no objections or concerns at this stage to any aspects of this proposal. The site is currently impoverished for trees so any planting would be an improvement. The proposal looks well thought out. I support the open public areas where there is an opportunity to plant open grown large mature canopy trees. The species choice is a largely standard spread of commonly successful species in the Borough with a good spread of soft and hard woods. There is a screen planting proposed along Fleet Road.

4.0 Local Financial Considerations

4.1 The outline planning permission was approved prior to the adoption of both the Mayor of London and Borough Community Infrastructure Levies (CIL). As such, subsequent applications for reserved matters consent are not liable for CIL.

5.0 Equalities Considerations

5.1 The Equality Act 2010 requires the Council to advance equality of opportunity in the exercise of its functions. In this respect, 90% of the proposed dwellings are designed in accordance with Part M4(2) ‘Accessible and adaptable dwellings’ of the Building Regulations and 10% of the proposed dwellings are designed in accordance with Part M4(3) ‘Wheelchair accessible dwellings’ of the Building Regulations. Furthermore, the submitted details confirm that the public realm would be a clear and inclusive environment suitable and safe for everyone, including people with disabilities, the elderly and children in pushchairs.

6.0 Analysis

6.1 Reserved Matters

6.1.1 The site already benefits from outline permission and this reserved matters application seeks approval solely for matters concerning the appearance and landscaping of Phase 1 of the development.

6.1.2 The relevant reserved matters are defined as follows:

Appearance – The aspects of a building or place which determine the visual impression it makes, excluding the external built form of the development.

Landscaping – This is the treatment of private and public space to enhance or protect the site’s amenity through hard and soft measures, for example through the planting of trees, hedges or screening by fences or walls.

6.1.3 The application was accompanied by drawings, as well as a Design and Access Statement and a Landscape Design Statement, which summarise the emerging design proposals for Phase 1 of the development.
6.2 Matters of Appearance

Block A

6.2.1 At 12-storeys high, Block A is one of a pair of buildings that address the Northern Square. Block A frames the western edge of the square and is also designed to act as a barrier to traffic noise from the A406.

6.2.2 Block A incorporates ground floor commercial space with 143 flats above.

6.2.3 The design of Block A seeks to maximise the amount of active frontage and the amount of commercial floorspace and uninterrupted commercial frontage facing the square at ground floor level. At 4 metres high, the proposed commercial frontage would be prominent and, along with the proposed provision of retail spill out areas, this would help to activate the square.

6.2.4 The main residential entrances are proposed at either end of Block A in visible corner locations. A colonnade at the base of the block is also proposed to serve as a shelter from the elements along the desire line leading towards the Central Park.

6.2.5 A pair of cores, each with two lifts and a staircase, are proposed to service the dwellings. Both cores are located on the western facade with access to natural light and ventilation.

6.2.6 172 cycle parking spaces are proposed over the ground and lower ground floor levels. It is proposed to locate most of the cycle parking spaces, as well as the residential and commercial refuse storage areas, at the lower ground floor level facing the A406 in order to prioritise ground floor space for more active uses. Both residential cores would continue down to this lower level to provide easy access for residents. Secondary core entrances are also proposed at this level.

6.2.7 There is no car parking proposed within Block A and therefore residents would need to park in one of the other blocks. Given the lack of direct access to car parking within the block, no wheelchair adaptable units are proposed within Block A.

6.2.8 Private amenity space is proposed in the form of balconies which would either be recessed or cantilevered.

Blocks B, B1 and C

6.2.9 Blocks B, B1 and C are clustered together around a first floor level, communal landscaped podium.

6.2.10 At 15-storeys high, Block B is considered to be a landmark building and forms the southern edge of the Northern Square. Block C which is 9-storeys high is located on the opposite corner of the podium and alongside a terrace of 3-storey town houses (Block B1) which front the riverside walk.

6.2.11 Blocks B, B1 and C incorporate 179 flats and 5 town houses across the ground and upper floor levels, along with some ground floor commercial/community space.
6.2.12 The applicant has sought to maximise the amount of active frontage and the amount of commercial and community floorspace and frontage facing the square and the riverside walk. Block B incorporates a retail unit fronting the square, while houseboat welfare facilities are proposed at the corner of Block B fronting the riverside walk.

6.2.13 The residential entrances are proposed in prominent locations. The entrance to Block B is located off the square, the entrances to the town houses are from the riverside walk and the entrance to Block C is adjacent to Central Park.

6.2.14 A single access core, with two lifts and a staircase, is proposed for each of Blocks B and C.

6.2.15 Private amenity space for the flats is proposed in the form of balconies which would either be recessed or cantilevered.

6.2.16 Private amenity space for the town houses is proposed in the form of a second floor roof terrace (11 square metres) and a ground level front garden space.

6.2.17 24 car parking spaces, including 3 wheelchair accessible spaces, and 8 motorcycle spaces are proposed underneath the landscaped podium, along with 350 cycle parking spaces.

*Barrier Block*

6.2.18 The Barrier Block, comprising Blocks I, J, JK, K, KL and L, forms the western edge, and part of the southern edge, of the development.

6.2.19 The western edge of the Barrier Block which is adjacent to the A406 is 6-storeys high and 167 metres long. The block is designed to act as an acoustic barrier for the development from road traffic noise. The dwellings are typically arranged around courtyards which face the Central Park thereby minimising the number of dwellings which overlook the A406.

6.2.20 The whole of the Barrier Block would comprise PRS dwellings in the form of 199 flats and 5 town houses. The entrance lobby in Block L would provide access to PRS communal facilities which are currently proposed to include lounge, kitchen and games facilities, office/reading space and a function room/gym.

6.2.21 Each block within the Barrier Block has an entrance lobby which addresses the Central Park, with a secondary means of escape for each core located on the Fleet Road elevation which faces the A406.

6.2.22 On the western edge, dwellings would be accessed via an internal gallery which mitigates noise from the A406.

6.2.23 The proposed private amenity space for the flats comprises wintergardens, projecting balconies and terraces. The private amenity space for the town houses is proposed in the form of a second floor roof terrace (11 square metres) and a ground level front garden space.
6.2.24 At ground level, car parking is proposed below a pair of landscaped podiums which are fronted by the town houses which face Central Park. This ensures the frontages to Central Park are active and the car parking can be discreetly hidden from view with access from a ramp adjacent to Block J. The car park would be visible from Fleet Road where it occupies the central third of the Fleet Road elevation, however it is proposed to treat the car park facade to disguise its appearance. All cycle parking and refuse storage is proposed at this level.

6.2.25 A lower ground floor level within the Barrier Block comprises additional car parking and a small amount of plant. The lower ground floor level is accessed from Fleet Road via a curved downward ramp which is located above the flood level. It is proposed that this lower level of car parking would primarily be allocated to other blocks on the site, with a discreet access stair out towards the Central Park.

6.2.26 182 car parking spaces are proposed, including 17 wheelchair accessible spaces, as well as 40 motorcycle spaces and 332 cycle parking spaces.

External Materials and Architectural Treatments

6.2.27 The submitted Design and Access Statement which is to be secured by condition sets out key principles and features around the appearance of Phase 1 of the development. The appearance of the blocks within Phase 1 have been inspired by the textile industry history of the site and its surroundings, as well as from a range of local historic and contemporary buildings and features.

6.2.28 The primary external materials for the blocks would comprise good quality brickwork. Drawing on the textile industry history of the local area, the applicant proposes to introduce panels of stitch and weave patterns into the brickwork to add both character and texture to the proposed elevations. Officers welcome this attention to detail.

6.2.29 London Stock brick is the primary material for much of the local wharf-side architecture, so a buff coloured brick is proposed for some blocks. The proposed development is considered to have five distinct character areas (the Northern Square, riverside, Central Park, courtyards and western edge) and therefore the applicant has selected a wider palette of brick tones to complement and reinforce each character area.

6.2.30 The applicant has produced detailed window bay elevations for Blocks A, B and C. These add character to the elevations through, for example, the introduction of features such as double soldier courses on every other floor, concrete cills, infill panels comprising stitch and weave designs, different window heights and deep window reveals. It is currently proposed that the external elevations of Blocks A and C would be finished in buff brick; Block B would be finished in dark grey brick; and Block B1 would be finished in light grey brick. The windows and doors for these blocks are currently proposed to be bronze coloured.

6.2.31 In designing the proposed elevations for the Barrier Block, the applicant has drawn on successful historic examples of long elevations that use repetition. The proposed elevations incorporate a range of brick textures, blank panels and subtle changes in bay details. It is currently proposed that the external elevations of the
Barrier Block would be finished mainly in buff brick but complemented by light and dark grey brick.

6.2.32 All blocks would have a plinth architectural treatment at the base to ground each building and make them feel part of the landscape. This is a welcome design feature.

6.2.33 Three different balcony types are proposed within the development, comprising projecting balconies with solid balustrades, laser cut with wave/weave pattern; recessed and semi-recessed balconies with thin metal railings/flat balusters in a colour finish matching the window frames; and recessed balconies with solid balustrades, laser cut with wave/weave pattern.

6.2.34 It is considered that the proposed appearance of Phase 1 of the development is of a good quality befitting the development’s prominent location within the Barking Town Centre AAP area and alongside the River Roding and the A406. A condition is proposed to secure the submission and approval of external materials in due course.

6.3 Landscaping

6.3.1 A range of different landscape spaces are proposed across the development in order to provide amenity, recreation and biodiversity enhancements.

6.3.2 Private amenity space is proposed for all the dwellings in the form of wintergardens, balconies or terraces. These spaces are sized in accordance with London Plan standards.

6.3.3 Key landscaping features in Phase 1 of the development comprise the Northern Square, riverside walk, Central Park and courtyard/podium spaces, as described below.

**Northern Square**

6.3.4 The Northern Square is situated adjacent to the historical Town Quay and the Mill Pool. The square is the gateway to the development and it establishes clear pedestrian/cycle connections to Barking Town Centre to the north and the along the riverside walk to the south. The retail and commercial uses would be concentrated around the square.

6.3.5 The vision is for the square to be a place which encourages activity and to provide a pleasant setting to sit and enjoy the river view. Spill out restaurant/cafe space from Blocks A and B would help to animate the square further.

6.3.6 The key features of the square include a ramped approach from Highbridge Road, a reedbed zone, terraced steps, seating, tree and shrub planting and a water feature set within the paving to act as a focal feature. The design quality is supported by officers.
Riverside Walk

6.3.7 The riverside walk is a good quality linear pocket park which provides an 11 metre buffer zone between the built form of the development and the river wall. Reedbed zones would be located at either end of the riverside walk.

6.3.8 The proposed design, which is supported by officers, seeks to provide an active and usable pedestrian and cycle route alongside the river.

6.3.9 The proposed riverside walk would comprise a two-tier walkway separated by a soft planted verge and occasional stepped access. A lower 4 metre wide walkway along the edge of the river would provide a continuous route for pedestrians and cyclists, whilst enabling occasional maintenance access associated with the river. A higher level walkway would provide a route to the building entrances and between buildings. Ramped access between the two-tiers would be provided at either end for wheelchair users.

6.3.10 Defensible planting, such as densely planted native hedgerow, would be used as a buffer to protect the amenities of the occupiers of the dwellings that front onto the riverside walk.

6.3.11 The riverside walk would also feature lamp columns, seating and mooring buoys.

Central Park

6.3.12 The Central Park, which as the name suggests, lies central to the development and is a significant green open space which would benefit residents of the development as well as the wider community. The park is bordered and overlooked by residential development to the east and west and this helps to define its form and size. The main car and bus route through the development forms a one-way loop around the park.

6.3.13 Key elements of the park include semi-mature trees; fruit trees along the western edge; grass mounding to provide a sculptural quality to the space and offering opportunities for seating and play; areas of low planting, hedges and lawns; feature lighting; good quality paving materials and a variety of formal and informal play areas. The quality and combination of hard and soft landscaping is welcomed by officers and will help ensure that the park is both attractive and appealing to a wide range of users.

Courtyards / Podiums

6.3.14 Three good quality landscaped courtyards are proposed within the Barrier Block. These spaces would be primarily accessed to the south-west of the Central Park but also through the main cores of Blocks I and J. The courtyards include lawn areas, play areas for doorstep play, seating and planted garden areas.

6.3.15 Two of the proposed courtyards in the Barrier Block are located on top of the car parking podium, while the third courtyard is located at ground level. The landscaped courtyards would all provide communal amenity space for residents, as well as being publicly accessible spaces.
6.3.16 Public access to the two podium courtyards would be via steps fronting the Central Park. As some dwellings can be accessed from the podiums, the courtyard designs have sought to delineate the private / public boundaries with robust planting and boundary treatments.

6.3.17 It should be noted that the proposed podium within Blocks B, B1 and C would be gated and would be for the sole use of residents only with a fob / key code. Access would be from block cores or via a gated series of steps that rise from the riverside walk.

*Play Space*

6.3.18 The play space strategy for the development seeks to create public realm that is genuinely child-friendly and inclusive in line with the London Plan aspirations to ensure that all children have safe access to good quality, well-designed, secure and stimulating play and informal recreation provision.

6.3.19 The proposals allow for sufficient publicly accessible open space to meet the benchmark of 10 square metres of playable space per child in accordance with the Mayor’s Supplementary Planning Guidance on play. A minimum of 1,180 square metres of play space is required in this case.

6.3.20 Most of the play facilities would not be segregated and fenced-off, but rather play opportunities would be threaded throughout the public realm, including play equipment, open space and facilities for games and wheeled activities and incidental features such as mounding and slopes that encourage natural play. There is considered to be a variety of play spaces to cater for the various age groups.

6.3.21 A total of 1,186 square metres of equipped play space would be provided across Blocks B, C, KL, JK, JL, I and J and the Central Park. A further 3,494 square metres of informal play space is included across these areas.

6.3.22 Officers support the quality and amount of play space within Phase 1.

*Hard and Soft Landscaping*

6.3.23 The submitted Landscape Design Statement to be secured by condition identifies design principles for hard and soft landscaping that will help ensure that the final hard and soft landscaping details to be approved in due course would result in the good quality landscape features that have been highlighted in this report.

6.3.24 The Landscape Design Statement and the Tree Strategy Plan indicate good quality soft landscaping proposals across the development. The amount of green space to be delivered is supported. Officers welcome the number of extra heavy standard and semi-mature trees to be provided as this would help to establish a good quality landscaped environment early on.

6.3.25 Overall, officers support the amount, variety and quality of the hard and soft landscaping proposed.
6.3.26 Conditions are proposed to secure the submission and approval of full hard and soft landscaping details in due course.

*Movement and Parking*

6.3.27 The submitted details identify the proposed vehicular, cycle and pedestrian routes through the site, as well as the location of parking entrances and future bus stops. The details are consistent with the outline permission.

6.3.28 As described earlier in this report, parking would typically be arranged underneath discreet landscaped podiums in Blocks B, B1 and C and across two levels under the Barrier Block. A small number of spaces are also proposed around the park and within the ground level courtyard at the southern end of the site (Block I). Car parking spaces are predominantly located adjacent to each block core for convenience, although the Barrier Block has additional spaces which would be allocated to Blocks A, B and C so that each block receives the same proportion of parking.

6.3.29 Lay-bys are proposed throughout the development to provide access for refuse collection and servicing.

6.3.30 A total of 206 residential car parking spaces are proposed in Phase 1, however it should be noted that 86 of these spaces would be allocated to future Phase 2 of the development once it is completed. A further 14 visitor parking spaces are proposed. Blue badge parking is proposed to be clustered closest to the nearest accessible cores, making up 10% of the overall spaces. The car parking numbers are in keeping with the outline permission. It is important to note that the amount of car parking does not form part of the decision for this reserved matters application.

6.3.31 916 cycle parking spaces are proposed in Phase 1 of the development in keeping with London Plan standards.

6.4 *Compliance with the Outline Permission*

6.4.1 The submitted details are in accordance with the agreed parameters as conditioned under the outline permission in terms of layout, scale and means of access.

*Conditions on Outline Permission*

6.4.2 The outline permission 14/01196/OUT secured 54 conditions for the overall development which generally need to be approved on a phase by phase basis. The applicant has already started to discharge some of those conditions. The proposed conditions to be attached to this reserved matters application are additional to those secured under 14/01196/OUT and seek further information in relation to the matters of appearance and landscaping for Phase 1 of the development.

*Internal Space Standards*

6.4.3 Condition 25 of the outline permission (as amended by non-material amendment 17/01853/NMA) requires the applicant to submit full details of the internal layout of the dwellings prior to works on the superstructure in a relevant phase and that these should satisfy the minimum internal space standards set out in Policy BP6 of the
Borough Wide Development Policies Development Plan Document, unless otherwise agreed in writing by the Local Planning Authority. Policy BP6 has been superseded in recent years by London Plan internal space standards. The submitted drawings show that the dwellings have been designed to meet the current internal space standards set out within the London Plan and officers welcome this provision. The applicant would need to apply for approval of condition 25 of 14/01196/OUT in due course once the internal floor layouts are finalised.

**Accessible and Adaptable Dwellings and Wheelchair User Dwellings**

**6.4.4** Condition 22 of the outline permission requires the applicant to submit a detailed Access Statement prior to the occupation of the first phase of the development. Amongst other things, the condition requires details of the wheelchair accessible dwellings and details of the Lifetime Homes specifications to be submitted. Lifetime Homes no longer exists and has been replaced by M4(2) of the Building Regulations ‘accessible and adaptable dwellings’ and M4(3) of the Building Regulations ‘wheelchair user dwellings’. The applicant has confirmed that 90% of the dwellings would meet M4(2) and 10% of the dwellings would meet M4(3). A condition is proposed on this reserved matters application to secure these revised matters. The applicant would need to apply for approval of condition 22 of 14/01196/OUT in due course having regard to the requirements of M4(2) and M4(3).

**Dwelling Aspects**

**6.4.5** The dual aspect to single aspect ratio across the dwellings in Phase 1 is 57% dual or triple aspect and 43% single aspect facing due east, west or south. This exceeds the minimum of 50% dual aspect dwellings shown on the indicative drawings for the outline permission 14/01196/OUT and officers are satisfied with the proposal in this respect.

**Daylight and Sunlight**

**6.4.6** Clause 16 of Schedule 1 of the principal S106 Agreement requires the developer to use reasonable endeavours to design each of the buildings within the development having regard to Building Research Establishment (BRE) guidance for both daylight within habitable rooms and for the degree of sunlight falling on areas of public amenity (measured as the percentage of overshadowing). A written report detailing the design steps taken to meet this obligation, as well as a prediction and assessment of the levels of daylighting at representative dwellings and of overshadowing of representative areas of public realm, is required to be submitted with the reserved matters application for each phase of the development.

**6.4.7** This reserved matters application was accompanied by a Daylight and Sunlight Report which considers the proposed detailed layout of Phase 1 of the development in relation to the BRE guidelines and the British Standards. The submitted report highlights that the detailed design has been optimised over several iterations in order to ensure maximum possible daylight compliance commensurate with other design considerations, such as balcony space, structural requirements and elevation treatment.
6.4.8 The submitted details show that daylight values within the proposed development would generally be good or very good. Over 90% of the habitable rooms within Phase 1 would exceed the BRE and British Standards in terms of daylight values. Overall, this is considered to represent a good level of compliance for new high density development in a town centre location.

6.4.9 In relation to sunlight, the submitted details highlight that the southerly facades would generally receive very good levels of sunlight and accord with the BRE guidance. Some locations would have lower levels of sunlight, particularly on the north-facing facades, and under balconies, but this is not considered to be unusual for this type of development.

6.4.10 In regards to overshadowing, the submitted details highlight that the majority of public amenity space achieves BRE guideline figures. It is noted that the two southern-most courtyards in the Barrier Block do not meet the recommended BRE guidelines, however, this was also the case for the approved building massing under the outline permission.

6.4.11 Having regard to the above results, officers are satisfied that future residents of Phase 1 of the development would generally enjoy good levels of daylight and sunlight.

Fire Strategy

6.4.12 For member’s information, the following details indicate the current fire strategy for Phase 1 of the development. This is likely to evolve as the detailed design of the development is worked up. While fire safety is a Building Regulations matter for approval, it should be noted that officers would expect a detailed fire strategy to accompany the external materials planning condition submission in due course to give officers confidence that all of the proposed materials are non-combustible and that the strategy for preventing the spread of any fire is sound. It should be noted that no aluminium composite material panels are proposed within the development. The applicant’s Fire Strategy Advisor has advised that all materials, including insulation, within the external wall build up would be non-combustible.

6.4.13 All new buildings above 30 metres are required to be fitted with sprinklers. Accordingly, the applicant has confirmed that Blocks A and B would be fitted with sprinkler systems. In addition, the applicant has advised that Block C, which has a top floor height of 26.1 metres, would be fitted with a sprinkler system. Following discussions with the Fire Brigade around access to the town houses in Block B1, the applicant has also confirmed that those town houses would also be fitted with a sprinkler system.

6.4.14 The Barrier Block would be mechanically vented and fitted with mechanical automatic opening vents (MAOVs) on all floors.

6.4.15 The proposed fire strategy has been developed to comply with both the Building Regulations ‘Approved Document B - Fire Safety’ and BS9991.

6.4.16 The nature of the site and design of the new road allows for a sufficient number of laybys where fire appliance vehicles could park to access dry riser inlets.
7.0 Conclusion

7.1 In considering the proposed matters of appearance and landscaping, officers have paid special attention to the desirability of preserving or enhancing the character or appearance of the two adjacent Conversation Areas in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposal is not considered to significantly affect either of the Conservation Areas.

7.2 The proposed details are not considered to significantly affect the setting of the nearby Scheduled Ancient Monument and statutory and locally Listed Buildings. In reaching this conclusion, officers have paid special attention to the desirability of preserving features of special architectural or historic interest, and in particular, Listed Buildings in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.3 Overall, officers support the submitted details which illustrate a good quality standard of design throughout Phase 1 of the development with respect to matters of appearance and landscaping. It is considered that the proposals would result in attractive buildings within a high quality public and private realm.

7.4 The proposal complies with the relevant policies set out in the National Planning Policy Framework, the London Plan and the Local Plan.

7.5 It is recommended that planning permission be granted subject to the conditions listed in this report (with any amendments that might be necessary up to the issue of the decision).

Background Papers

- Local Plan Policy

  Core Strategy (July 2010):

  Policy CM1 - General Principles for Development
  Policy CM2 - Managing Housing Growth
  Policy CM4 - Strategic Transport Links
  Policy CM5 - Town Centre Hierarchy
  Policy CR1 - Climate Change and Environmental Management
  Policy CR2 - Preserving and Enhancing the Natural Environment
  Policy CR4 - Flood Management
  Policy CC1 - Family Housing
  Policy CC2 - Social Infrastructure to meet Community Needs
  Policy CC3 - Achieving Community Benefits through Developer Contributions
  Policy CE1 - Vibrant and Prosperous Town Centres
  Policy CP2 - Protecting and Promoting Our Historic Environment
  Policy CP3 - High Quality Built Environment


  Policy BR1 - Environmental Building Standards
  Policy BR2 - Energy and On-Site Renewables
Policy BR3 - Greening the Urban Environment
Policy BR4 - Water Resource Management
Policy BR5 - Contaminated Land
Policy BR9 - Parking
Policy BR10 - Sustainable Transport
Policy BR11 - Walking and Cycling
Policy BR13 - Noise Mitigation
Policy BR14 - Air Quality
Policy BC1 - Delivering Affordable Housing
Policy BC2 - Accessible and Adaptable Housing
Policy BC7 - Crime Prevention
Policy BC8 - Mixed Use Development
Policy BE2 - Development in Town Centres
Policy BE3 - Retail Outside or on the Edge of Town Centres
Policy BP2 - Conservation Areas and Listed Buildings
Policy BP3 - Archaeology
Policy BP4 - Tall Buildings
Policy BP5 - External Amenity Space
Policy BP6 - Internal Space Standards
Policy BP8 - Protecting Residential Amenity
Policy BP9 - Riverside Development
Policy BP10 - Housing Density
Policy BP11 - Urban Design

*Barking Town Centre Area Action Plan (February 2011):*

Policy BTC1 - Additional Shopping Floorspace
Policy BTC5 - Leisure Uses and the Evening Economy
Policy BTC6 - Barking as a Visitor Destination
Policy BTC7 - Improving Public Transport
Policy BTC8 - Traffic Management/Abbey Road Home Zone
Policy BTC9 - Town Centre Car Club
Policy BTC10 - Pedestrian Movement
Policy BTC11 - Cycling Facilities
Policy BTC13 - Housing Supply
Policy BTC15 - Social Infrastructure/Community Facilities
Policy BTC16 - Urban Design
Policy BTC17 - Tall Buildings
Policy BTC18 - Public Realm
Policy BTC19 - Heritage and the Historic Environment
Policy BTC20 - Parks, Open Spaces, Play Areas and Tree Planting
Policy BTC21 - Riverside Development and Informal Leisure
Policy BTC22 - Sustainable Energy
Policy BTC23 - Developer Contributions
Policy BTCSSA2 - Fresh Wharf Estate

*Other Guidance:*


‘Biodiversity’ Supplementary Planning Document (2012)
The London Plan (March 2016):

Policy 2.15 - Town Centres
Policy 3.3 - Increasing Housing Supply
Policy 3.4 - Optimising Housing Potential
Policy 3.5 - Quality and Design of Housing Developments
Policy 3.6 - Children and Young People’s Play and Informal Recreation Facilities
Policy 3.7 - Large Residential Developments
Policy 3.8 - Housing Choice
Policy 3.9 - Mixed and Balanced Communities
Policy 3.10 - Definition of Affordable Housing
Policy 3.11 - Affordable Housing Targets
Policy 3.12 - Negotiating Affordable Housing on Individual and Private Residential and Mixed Use Schemes
Policy 3.13 - Affordable Housing Thresholds
Policy 4.7 - Retail and Town Centre Development
Policy 4.8 - Supporting a Successful and Diverse Retail Sector
Policy 4.9 - Small Shops
Policy 5.1 - Climate Change Mitigation
Policy 5.2 - Minimising Carbon Dioxide Emissions
Policy 5.3 - Sustainable Design and Construction
Policy 5.5 - Decentralised Energy Networks
Policy 5.6 - Decentralised Energy in Development Proposals
Policy 5.7 - Renewable Energy
Policy 5.9 - Overheating and Cooling
Policy 5.10 - Urban Greening
Policy 5.11 - Green Roofs and Development Site Environs
Policy 5.12 - Flood Risk Management
Policy 5.13 - Sustainable Drainage
Policy 5.15 - Water Use and Supplies
Policy 5.21 - Contaminated Land
Policy 6.1 - Strategic Approach
Policy 6.2 - Providing Public Transport Capacity and Safeguarding Land for Transport
Policy 6.3 - Assessing Effects of Development on Transport Capacity
Policy 6.7 - Better Streets and Surface Transport
Policy 6.9 - Cycling
Policy 6.10 - Walking
Policy 6.11 - Smoothing Traffic Flow and Tackling Congestion
Policy 6.12 - Road Network Capacity
Policy 6.13 - Parking
Policy 7.1 - Building London’s Neighbourhoods and Communities
Policy 7.2 - An Inclusive Environment
Policy 7.3 - Designing Out Crime
Policy 7.4 - Local Character
Policy 7.5 - Public Realm
Policy 7.6 - Architecture
Policy 7.7 - Location and Design of Tall and Large Buildings
Policy 7.8 - Heritage Assets and Archaeology
Policy 7.14 - Improving Air Quality
Policy 7.15 - Reducing Noise and Enhancing Soundscapes
Policy 7.19 - Biodiversity and Access to Nature
Policy 7.24 - Blue Ribbon Network
Policy 7.25 - Increasing the Use of the Blue Ribbon Network for Passengers and Tourism
Policy 7.27 - Blue Ribbon Network: Supporting Infrastructure and Recreational use
Policy 7.28 - Restoration of the Blue Ribbon Network

‘Housing’ Supplementary Planning Guidance (March 2016)

- **National Planning Policy Guidance**

  National Planning Policy Framework (March 2012)
  Planning Practice Guidance
  Technical Housing Standards – Nationally Described Space Standard (March 2015)
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AGENDA ITEM 5

121 Broad Street, Dagenham
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| Barking and Dagenham Council Development Control Board | Date: 12 February 2018 |
| Application No: 17/00786/FUL | Ward: River |
| **Reason for Referral to DCB as set out in Part 2, Chapter 9 of the Council Constitution** | The application is a major development which is of a scale and importance that should be determined at DCB. Slightly less than 1:1 car parking provision is provided and the proposal involves the loss of a drinking establishment. |
| **Address:** Former Dagenham Working Men’s Club, 121 Broad Street, Dagenham, RM10 9HP |
| **Development:** Demolition of existing building and erection of two 4 storey blocks to provide 6 one bedroom flats and 14 two bedroom flats and start up small business space (Class B1 and/or D1) with associated access, parking, amenity space and landscaping. |
| **Applicant:** Trimast Associates Ltd |
| **Summary:** The application site comprises a ‘T’ shaped plot of land located on the eastern side of Broad Street, Dagenham. The site is currently occupied by the former Dagenham Working Men’s Club, comprising a two and a half storey detached building fronting the Broad Street Neighbourhood Centre shopping parade. Although the CIU club has closed the building is still in use as a drinking establishment.  

The application relates to the erection of two 4 storey buildings to provide 6 one bedroom flats and 14 two bedroom flats together with start up small business space (Class B1/D1). It is proposed that the business space would be offered to the Council at a peppercorn rent and would be used to provide additional premises for the Barking Enterprise Centre (BEC). A viability assessment concludes that the residual land value and the benchmark land value are similar and therefore it is not possible to provide any affordable housing in this instance.  

The immediate locality is mixed in nature with commercial units on the east side of the street interspersed by the residential development at Causton Square comprising of 2-3 storey dwellings which is adjacent to the application site to the north. The commercial units in the locality are generally 2-3 storey buildings comprising shops with upper floor residential flats. It is considered that the provision of two 4 storey blocks which resemble 3 storey buildings with roof accommodation above would be in keeping with the character of the surrounding area.  

The proposed development would result in the loss of an A4 drinking establishment. However, it should be noted that the premises is not a traditional public house in terms of its appearance or use. The building primarily operates as a social club and a venue for private functions. Given the close proximity of the Admiral Vernon public house at the opposite end of the parade and the applicant’s intention to provide a community use in the same location as the existing premises, the loss of an A4 drinking establishment in this location is considered to be acceptable. |
The siting and scale of the blocks would ensure that there will be no unacceptable loss of outlook, privacy or sunlight/daylight for neighbouring occupiers. Each of the flats accords with the Technical Housing Standards and would provide a good standard of internal amenity. All of the flats have access to a private amenity area and this is considered to be acceptable and broadly in accordance with policy.

The development will provide 18 car parking spaces 2 of which will be accessible parking spaces, 48 cycle parking spaces and 10 electric vehicle charging points. The site has a PTAL (Public Transport Accessibility Level) of 3 which is moderate. The Transport Team have confirmed that the proposed parking ratio (0.9) with 10 electric vehicle charging points is acceptable.

Recommendation:

That the Development Control Board grant planning permission subject to:

1. A Section 106 legal agreement to secure the matters set out in section 6.44 of this report; and

2. The following conditions (with any amendments that might be necessary up to the issue of the decision).

Conditions:

1) The development permitted shall be begun before the expiration of three years from the date of this permission.
   Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by S.51 of the Planning and Compulsory Purchase Act 2004)

2) The development hereby permitted shall be carried out in accordance with the following approved plans: DWMC/16/01, DWMC/16/02, DWMC/16/03, DWMC/16/05 Rev D, DWMC/16/06 Rev C, DWMC/16/07 Rev C, DWMC/16/08, DWMC/16/09 Rev C, DWMC/16/10, 17452se-01 Rev A
   Reason: For the avoidance of doubt and in the interests of proper planning.

3) No development above ground level shall take place until details/samples of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved materials.
   Reason: To protect or enhance the character and amenity of the area in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

4) No development above ground level shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping for the site which shall include indications of all existing trees, shrubs and hedgerows on the site and details of those to be retained.
   Reason: To safeguard and improve the appearance of the area in accordance with
5) The landscaping scheme as approved in accordance with condition No 4 shall be carried out in the first planting and seeding seasons following the occupation of the building or completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To secure the provision and retention of the landscaping in the interests of the visual amenity of the area in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document and Section 197 of the Town and Country Planning Act 1990.

6) No development above ground level shall take place until a scheme showing those areas to be hard landscaped and the details of that hard landscaping has been submitted to and approved by the Local Planning Authority in writing. The scheme shall make provision for playable space for children. The scheme as approved shall be carried out prior to the occupation of the development and thereafter permanently retained.

Reason: To safeguard and improve the appearance of the area and to provide safe movement throughout the site in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document.

7) The car parking areas indicated on drawing No.DWMC/16/05 Rev D; shall be constructed and marked out prior to the occupation of the development, and thereafter retained permanently for the accommodation of vehicles of occupiers and visitors to the premises and not used for any other purpose.

Reason: To ensure that sufficient off-street parking areas are provided and not to prejudice the free flow of traffic or conditions of general safety along the adjoining highway in accordance with policy BR9 of the Borough Wide Development Policies Development Plan Document.

8) Electric charging points shall be provided for 10 of the car parking spaces shown on drawing No.DWMC/16/05 RevD. The spaces shall be constructed and marked out and the charging points installed prior to the occupation of the development, and thereafter retained permanently for the accommodation of vehicles of occupiers and visitors to the premises and not used for any other purpose.

Reason: To encourage the use of electric cars in order to reduce carbon emissions, and in accordance with policy BR10 of the Borough Wide Development Policies Development Plan Document and policy 6.13 of the London Plan.

9) The approved development shall make provision for cycle parking in accordance with a scheme that shall have been previously submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the development and thereafter retained permanently for the accommodation of bicycles of occupiers and visitors to the premises and not used for any other purpose.

Reason: In the interests of promoting cycling as a sustainable and non-polluting alternative to motorised transport in accordance with policy BP11 of the Borough Wide Development Policies Development Plan Document and Section 197 of the Town and Country Planning Act 1990.
mode of transport and in accordance with policy BR11 of the Borough Wide Development Policies Development Plan Document.

10) The accessible parking bays indicated on drawing No.DWMC/16/05 Rev D; shall be clearly marked with a British Standard disabled symbol and permanently retained for the use of disabled persons and their vehicles and for no other purpose.


11) No above ground new development shall commence until a scheme showing the provisions to be made for external lighting, access control and any other measures to reduce the risk of crime, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented. Thereafter the approved measures shall be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of enhancing security and safety, to avoid light pollution and safeguard neighbouring amenity and in accordance with policies BC7 and BP11 of the Borough Wide Development Policies Development Plan Document.

12) Details of a scheme of acoustic protection of habitable rooms facing Broad Street against ambient noise shall be submitted to the Local Planning Authority for approval in writing. The scheme of acoustic protection shall be sufficient to secure internal noise levels no greater than 35 dB LAeq in living rooms and bedrooms (07.00 hrs to 23.00 hrs) with windows closed; and 30 dB LAeq in bedrooms (23.00 hrs to 07.00 hrs) with windows closed. Additionally, where the internal noise levels will exceed 40 dB LAeq in living rooms and bedrooms (07.00 hrs to 23.00 hrs) or 35dB LAeq in bedrooms (23:00 hrs to 07.00 hrs) with windows open the scheme of acoustic protection shall incorporate a ventilator system which is commensurate with the performance specification set out in Schedule 1 (paragraphs 6 and 7) of The Noise Insulation Regulations 1975 (as amended). The approved scheme shall be fully implemented before the first occupation of the residential unit to which it relates and shall be maintained at all times thereafter.

Reason: To maintain reasonable levels of protection for the occupiers of the development from external noise and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

13) The start up small business space (Class B1/D1) use hereby permitted shall not take place other than between the hours of 06:00 and 23:00 on any day.

Reason: To prevent the use causing any undue disturbance to occupants of neighbouring properties at unreasonable hours and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

14) The rating level of the noise from the B1/D1 use hereby approved shall not exceed the existing background noise level outside the window to any noise sensitive room. Any assessment of compliance with this condition shall be made according to the methodology and procedures presented in BS4142:2014.

Reason: In the interests of residential amenity, in accordance with Policies BR13 and
15) The collection of domestic and commercial waste is not permitted to take place between the hours of 23:00hrs on one day and 07:00hrs the following day.

Reason: In the interests of residential amenity, in accordance with Policies BR13 and BP8 of the Borough Development Policies DPD (March 2011).

16) An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

a. a survey of the extent, scale and nature of contamination;

b. an assessment of the potential risks to:
   i. human health,
   ii. property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
   iii. adjoining land,
   iv. groundwaters and surface waters,
   v. ecological systems,
   vi. archaeological sites and ancient monuments;

c. an appraisal of remedial options, and proposal of the preferred option(s).

d. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policy BR5 of the Borough Wide Development Policies Development Plan Document.

17) A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment 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 and site management procedures. 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.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policy BR5 of the Borough Wide Development Policies Development Plan Document.
18) The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policy BR5 of the Borough Wide Development Policies Development Plan Document.

19) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 19 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 20 which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policy BR5 of the Borough Wide Development Policies Development Plan Document.

20) Demolition and construction work and associated activities other than internal works not audible outside the site boundary are only to be carried out between the hours of 08:00 and 18:00 Monday to Friday and 08:00-13:00 Saturday with no work on Sundays or public holidays. Driven piling or ground improvement work which will generate perceptible off-site ground borne vibration is only to be carried out between the hours of 08:00 and 18:00 Monday to Friday.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

21) Demolition and construction work and associated activities are to be carried out in accordance with the recommendations contained within British Standard 5228:2009, "Code of practice for noise and vibration control on construction and open sites". Parts 1 and 2.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.
22) If piling or other ground improvement work is undertaken pursuant to this permission, then the 5% level of vibration attributable to these activities shall not exceed a peak particle velocity of 1.5mm/sec when measured at the point of entry to any adjoining residential development. In the event of reasonable complaint of vibration nuisance and at the request of the Local Planning Authority monitoring to evaluate compliance with this condition is to be carried out and the results submitted to the Local Planning Authority.

Reason: To minimise the transmission of noise and vibration and thereby safeguard the amenity of neighbouring residential occupiers and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

23) No development shall commence, including any works of demolition, until a Construction Environmental Management Plan (CEMP) and a Site Waste Management Plan (SWMP) have been submitted to and approved in writing by the Local Planning Authority. These plans shall incorporate details of:

a. construction traffic management;
b. the parking of vehicles of site operatives and visitors;
c. loading and unloading of plant and materials;
d. storage of plant and materials used in constructing the development;
e. the erection and maintenance of security hoarding(s) including decorative displays and facilities for public viewing, where appropriate;
f. wheel washing facilities;
g. measures to control the emission of dust, dirt and emissions to air during construction; such measures to accord with the guidance provided in the document “The Control of Dust and Emissions during construction and demolition”, Mayor of London, July 2014.
h. a scheme for recycling/disposing of waste resulting from demolition and construction works;
i. the use of efficient construction materials;
j. methods to minimise waste, to encourage re-use, recovery and recycling, and sourcing of materials; and a nominated Developer/Resident Liaison Representative with an address and contact telephone number to be circulated to those residents consulted on the application by the developer’s representatives. This person will act as first point of contact for affected persons who have any problems or questions related to the ongoing development.

Reason: The construction method statement is required prior to commencement of development in order to reduce the environmental impact of the construction and the impact on the amenities of neighbouring residents, and in accordance with policy BP8 of the Borough Wide Development Policies Development Plan Document.

24) The development shall comply with the requirements of Building Regulation M4(2) ‘accessible and adaptable dwellings’. Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.
Reason: To ensure that the house is accessible and adaptable in accordance with policy 3.8 of the London Plan.

25) A minimum of 10% of the residential units provided shall be constructed to, or capable of easy adaptation to, Building Regulations Optional Requirement Approved Document M4(3) Category 3: (Wheelchair user dwellings) (2015 edition). Evidence of compliance shall be notified to the building control body appointed for the development in the appropriate Full Plans Application, or Building Notice, or Initial Notice to enable the building control body to check compliance.

Reason: To ensure that sufficient accessible housing is provided in accordance with policy 3.8 of the London Plan.

26) The refuse enclosures indicated on drawing No. DWMC/16/10 shall be constructed in accordance with the approved plans prior to the occupation of the development hereby approved and thereafter permanently retained for the use of the occupiers of the premises.

Reason: To provide satisfactory refuse storage provision in the interests of the appearance of the site and locality in accordance with policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document.

27) No development shall commence, except any works of site clearance, until a Surface Water Drainage Scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development and how it affects flood risk both on and off the site, has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: The Drainage Scheme is required prior to commencement of development in order to reduce the risk of flooding and in accordance with policy BR4 of the Borough Wide Development Policies Development Plan Document and policy 5.13 of the London Plan.

| Contact Officer | Title: Development Management Officer | Contact Details: Tel: 020 8227 3067 E-mail: ian.Drew@lbbd.gov.uk |

1. Introduction and Description of Development

1.1 The application site comprises a ‘T’ shaped plot of land located on the eastern side of Broad Street, Dagenham. The site is currently occupied by the former Dagenham Working Men’s Club, comprising a two and a half storey detached building fronting the Broad Street Neighbourhood Centre shopping parade. Although the CIU club has closed the building is still in use as a drinking establishment although it is understood that it relies on parties and functions to achieve a degree of viability.

1.2 The site is bounded to the north by Causton Square; a modern 2-3 storey residential development accessed from Broad Street. To the rear of the site (east) is Park View, a large 2 storey residential care home. The south of the site is bounded...
by a mix of 2 storey commercial units with residential above forming part of the Broad Street Neighbourhood Centre, and a car park associated with the Park View care home.

1.3 The application relates to the erection of two 4 storey buildings to provide start up small business space (Class B1/D1), 6 one bedroom flats and 14 two bedroom flats with associated parking, amenity space and landscaping. Each flat will comprise of an open plan living room/kitchen area, bathroom and bedroom(s).

2. Background

2.1 No planning history

3. Consultations

3.1 136 Neighbouring occupiers were consulted, 2 Site Notices were displayed. No responses were received.

3.2 Access Officer

Comments and recommendations have been made with regards to door openings and glazing manifestation to comply with Part M of Building Regulations.

*Officer note: The Access Officer recommendations have been forwarded to the applicant for implementation, these largely relate to Building Regulations conformity.*

3.3 Transport Development Management Team

Comments and recommendations have been made with regards to access rights to, and turning radius from Causton Square, location of blue badge parking bays, provision of electric vehicle charging points, and access for emergency vehicles.

*Officer note: The Transport Officer’s comments have been incorporated within revised plans.*

3.4 Arboricultural Officer

No objection has been raised subject to the imposition of a condition requiring the submission of a detailed landscaping plan identifying tree species choices and siting.

3.5 Waste Management

The refuse storage provisions are acceptable.

3.6 London Fire Brigade Water Department

No additional hydrants are required and no further action is required.
3.7 London Fire and Emergency Planning Authority

Comments and recommendations have been made with regards to compliance with Building Regulations including access to a pump appliance to within 45m of all points within each flat, and/or the installation of a fire main. Recommendations include the minimum width of access roads and suitably sized turning facilities for pump appliances.

*Officer note: The applicant has confirmed that these requirements will be complied with. Fire safety issues will be formally considered at the Building Regulations stage.*

3.8 Environmental Health Officer

No objections subject to conditions regarding land contamination, hours of working and noise and dust suppression during the construction and operational phase.

4. Local Finance Considerations

4.1 This application is subject to the Mayoral Community Infrastructure Levy (CIL) based on 1798sqm of internal floorspace. A discount for demolition of existing buildings (1082sqm) would be applicable. The total CIL payable to the Mayor equates to £20,099.37. A Borough CIL contribution of £8,788.54 is also applicable.

5. Equalities Considerations

5.1 The Equality Act 2010 requires the Council to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it in the exercise of its functions. The proposed development will provide suitable accessibility provision in accordance with Buildings Regulations M4(2) and M4(3) which would help enable future occupiers to remain living in the properties regardless of age and/or disability.

6. Analysis

6.1 Principle of Development

6.2 At the national level the National Planning Policy Framework (NPPF) states that housing applications should be considered in the context of the presumption in favour of sustainable development. Policy 3.3 of the London Plan emphasises that there is a pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford. At the local level Policy CM2 of the Core Strategy supports the principle of increasing housing supply within the Borough.

6.3 The site has not been allocated for any specific purposes within the Council’s Site Specific Allocations Development Plan Document of the Local Plan. The immediate locality is mixed in nature with commercial units on the east side of the street interspersed by the residential development at Causton Square comprising of 2-3 storey dwellings which is adjacent to the application site to the north. The commercial units in the locality are generally 2-3 storey buildings comprising shops with upper floor residential flats. It is considered that the provision of two 4 storey
blocks which resemble 3 storey buildings with roof accommodation above would be in keeping with the character of the surrounding area.

6.4 The application proposes 20 flats for private sale with designated small business start up space on the ground floor of Block 1. A financial viability assessment has been submitted to the Council indicating that the development does not generate enough surplus over the benchmark land value to fund any affordable housing in addition to the provision of the business space. This is largely because the provision of the workspace at a peppercorn rent on the ground floor of block 1 imposes both an additional cost and reduces the number of flats that can be provided. The figures within the report appear to be reasonable and it is agreed that the scheme is unable to provide any affordable housing.

6.5 It is proposed that the business space would be offered to the Council and it is intended that it would provide additional premises for the Barking Enterprise Centre (BEC). The original BEC, located in Cambridge Road in Barking, was built by the Council in 2011 to provide affordable office space for businesses together with a range of support to help residents set up a business and support existing businesses. It has been extremely successful and has recently established itself as Barking Enterprise Centres Community Interest Company (BEC CIC). There is no grant from the Council but the rents received from the workspace enable the funding of free business support. Currently BEC CIC have two premises in Barking which are running at over 95% occupancy. It is considered that an additional premises in Dagenham would extend their offer and provide affordable office space in Dagenham for small start up businesses. An affordable rent would be charged for the space which would go into funding the business support service. In terms of the ownership of the proposed start up space, the agent has confirmed that it is envisaged that the applicant would retain the freehold and make it available to the Council on a peppercorn rent, the details of which would need to be agreed through a legal agreement. It is considered that a suitable agreement could be achieved which would afford the Council control and future assurance over the use of the space. The applicant has indicated agreement in principle to a 99 year lease.

6.6 The proposed development would result in the loss of an A4 drinking establishment. Historically the building was occupied by Dagenham Working Men’s Club, however the premises has operated in a manner akin to a more conventional local bar/social club for several years now.

6.7 The existing building is currently in use and comprises of a large open plan seating area at ground floor level with a central bar. Towards the rear there are two separate function rooms. At first floor level there is a further function room with a dedicated bar for private hire. The building is not locally listed and has little design merit.

6.8 The Council adopted its ‘Last Orders? Preserving Public Houses’: Supplementary Planning Document (SPD) in June 2014. The SPD guidance states that the loss, change of use, demolition or redevelopment of a pub will be resisted. It further states that a change of use will only be acceptable where the pub has been marketed as a pub for a continuous period of 12 months at a rate agreed with the Council, and if such use is not viable an alternative community use should be sought including 12 months marketing and only where there is evidence that such use is not viable will a proposed alternative use be accepted.
6.9 Whilst it is acknowledged that the proposed development would result in the loss of an A4 drinking establishment it should be noted that the premises is not a traditional public house in terms of its appearance or use. The building primarily operates as a social club and a venue for private functions.

6.10 It is also noted that the application site is within a short walking distance of the Admiral Vernon; a traditional public house located at the opposite end of the parade at the junction with Morland Road.

6.11 Furthermore, the ground floor of the frontage block will be made available to start up businesses, effectively reinstating a beneficial community facility on Broad Street.

6.12 Given the close proximity of the Admiral Vernon public house and the applicant’s intention to provide space at a peppercorn rent for the BEC it is considered, on balance, that the loss of an A4 drinking establishment is acceptable.

6.13 **Design and Layout**

6.14 At the national level the NPPF emphasises the importance of design in the built environment. Permission should be refused for development of obviously poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. At the local level Policy CP3 of the Core Strategy and Policy BP11 of the Borough Wide Development Policies DPD emphasise that all development proposals will be expected to achieve high quality standards in relation to the design and layout of new buildings and spaces.

6.15 The block fronting Broad Street (block 1) will be 4 storeys high and comprise 3 one bedroom and 5 two bedroom flats, with community space at ground level. Access to the upper floors will be via a side entrance on the northern elevation. The block will measure a maximum width of 17.3 metres, with a maximum depth of 19.3 metres and a maximum height of 12.25 metres. The main roof ridge will increase in height by one metre from the highest point of the existing building to be demolished. A hipped roof will incorporate 4 front, 2 side, and 4 rear dormer windows. Block 1 also includes a smaller 3 storey element to the rear featuring a further 2 side and 4 rear dormer windows.

6.16 As with the existing building the new block will abut neighbouring building No.123 Broad Street, a distance of 6 metres will be retained at first floor level between the proposed block and the closest building to the north of the site at the entrance to Causton Square.

6.17 The bulk, scale, massing and height of ‘block 1’ will be greater than the existing building but is considered to be acceptable in this location and it is noted that a 3 storey building (No.137 Broad Street) effectively ‘bookends’ the opposite end of the terrace. The relationship with No.123 Broad Street remains relatively unchanged. It is therefore considered that the proposed block achieves an appropriate relationship with neighbouring buildings.

6.18 The development will also comprise 3 one bedroom and 9 two bedroom flats in a separate 4 storey block (block 2) at the rear of the site. Access to these flats will be
via entrance doors located on the north and south elevations which lead into a common hallway. This block will measure a maximum width of 29.9 metres, a maximum depth of 24.8 metres and have a maximum height of 11 metres. A hipped roof design will incorporate 5 dormer windows.

6.19 Block 2 includes a smaller 2 storey element to the side which will be situated closest to the northern site boundary and to within 1.8 metres of the closest residential block in Causton Square. However, there are no windows in the adjacent flank wall of the neighbouring building. The proposed development will be sited to within approximately 3.5 metres of the north west corner of Park View care home to the east of the site, however, there are no windows in the flank wall adjacent to the new building and the impact is acceptable. As such it is considered that the proposed development would not result in an unacceptable loss of outlook, privacy or sunlight/daylight. Furthermore it is noted that no objections have been received from the occupiers of neighbouring properties.

6.20 The development will be accessed by a new road linking through to the existing private access road serving Causton Square. Pedestrian access to the site will be via a gated entrance fronting Broad Street. In terms of appearance the development will be modern and not too dissimilar in design to the neighbouring flats in Causton Square. The proposed brickwork finish will ensure a durable, low maintenance, high quality finish. The appearance of the buildings is quite simple and features aluminium framed windows and doors. Block 1 which fronts Broad Street seeks to add interest through the provision of recessed balconies and steel balustrades.

6.21 Internal Design

6.22 In accordance with the Technical housing standards – nationally described space standard, 4 person 2 bedroom 1 storey dwellings require a minimum gross internal floor area of 70sqm, including 2sqm of built-in storage. Two person 1 bedroom 1 storey dwellings require a gross minimum internal floor area of 50sqm, including 1.5sqm of built-in storage.

6.23 The proposed flats each have gross internal floor areas ranging from 50sqm to 77.5sqm with adequate built-in storage provision. It is therefore considered that the proposed new dwellings would provide sufficient space for daily living. The units will be designed to comply with the accessibility requirements of M4 (2) of the Building Regulations and 10% will be designed to wheelchair housing standards as specified by M4(3) of the Building Regulations. All flats are dual or triple aspect and would be provided with adequate daylight/sunlight and outlook.

6.24 External Amenity Space

6.25 Policy BP5 of the Borough Wide Development Policies DPD seeks to ensure that appropriate external private and/or communal amenity space to meet the needs generated by this development is provided. In this regard it is normally expected that a minimum of 20sqm is provided for 1 bedroom flats and 40sqm is provided for 2 bedroom or more flats. This equates to 680sqm of private amenity provision for this development.

6.26 The provision of amenity space comprises of private balconies, roof terraces and patios in addition to communal garden areas. The total amenity provision provided
by this development equates to approximately 665sqm including 93sqm of private balconies/patios and 22sqm of private roof terraces. This is slightly below the provision required by BP5. However, Policy BP5 also states that where developments in town centre locations (which includes neighbourhood centres such as Broad Street) are not able to provide amenity space to these standards, the applicant should demonstrate that suitable alternatives such as balconies have been considered.

6.27 All of the proposed flats would benefit from a balcony, patio or roof terrace providing between 5sqm and 11sqm of private amenity space in accordance with the Mayor’s ‘Housing’ Supplementary Planning Guidance (SPG) in addition to communal gardens which equate to a further 550sqm of amenity space. It is considered that the amenity space provision is satisfactory although further details of the detailed layout of the communal gardens are required and this can be secure by condition.

6.28 Sustainability & Energy

6.29 The London Plan requires all developments to achieve a 35% reduction in carbon dioxide (CO$_2$) emissions beyond Part L of the Building Regulations 2013. The Energy Strategy for the site comprises energy efficiency measures, the provision of low energy lighting and the installation of 145.8 square metres of photovoltaic panels.

6.30 The proposed development is anticipated to achieve a 46% reduction in carbon dioxide (CO$_2$) emissions beyond Part L of the Building Regulations 2013 which meets the London Plan energy policy requirements.

6.31 The anticipated savings identified in the energy strategy is however dependent on the actual energy efficiency measures installed and the performance of the photovoltaic panels (PV). It is recommended that the energy strategy and carbon dioxide emission saving targets in line with London Plan policies are secured through the Section 106 legal agreement.

6.32 Policy 5.2 of the London Plan now sets a zero carbon target for new residential development. The ‘Housing’ SPG defines ‘zero carbon’ homes as homes forming part of major development applications where the residential element of the application achieves at least a 35 per cent reduction in regulated carbon dioxide (CO$_2$) emissions (beyond Part L of the Building Regulations 2013) on-site. The remaining regulated carbon dioxide emissions, to 100 per cent, are to be off-set through a cash in-lieu contribution to the Council, to be ring-fenced to secure delivery of carbon dioxide savings elsewhere.

6.33 The London Plan sets a price for carbon off-setting based either on local conditions or a nationally recognised carbon price such as the ‘Zero Carbon Hub’ price of £60 per tonne of carbon over 30 years.

6.34 The carbon off-set payment is to be secured in the S106 Agreement and would be payable prior to occupation of the development. It should be noted that carbon off-set payments are to be pooled, rather than secured for a particular project, and a decision on how the pooled monies are to be spent will be made by the Council in due course.
6.35 Through a combination of on-site energy measures and a carbon off-set payment, the proposed development is considered to be in keeping with the relevant policies.

6.36 **Parking and Transport**

6.37 Policy BR9 of the Borough Wide Development Policies DPD states that the car parking standards set out in the London Plan will be used as maximum parking standards. Policy BR9 goes on to say that TfL’s cycle parking standards will be used as minimum parking standards for new developments.

6.38 Policy 6.13 of the London Plan emphasises the need to achieve an appropriate balance between promoting new development and preventing excessive car parking provision that can undermine cycling, walking and public transport use. Table 6.2 in the Parking Addendum of the London Plan sets the maximum standards for car parking.

6.39 In this regard Table 6.2 of the London Plan requires that less than 1 car parking space is provided for 1 and 2 bedroom units. The Parking Addendum to the London Plan also requires that adequate parking spaces for people with disabilities is provided on site and that 20 per cent of all spaces must be for electric vehicles with an additional 20 per cent passive provision for electric vehicles in the future.

6.40 The development will provide 18 car parking spaces 2 of which will be accessible parking spaces. 48 cycle parking spaces will be provided and 10 electric vehicle charging points. The site has a PTAL (Public Transport Accessibility Level) of 3 which is moderate.

6.41 Recommendations made by the Transport Development Management Team regarding alterations to the proposed access and turning radius from Causton Square have been suitably addressed by the applicant. The Transport Team have confirmed that the proposed parking ratio (0.9) with 10 electric vehicle charging points is acceptable.

6.42 **S106 Planning Obligations**

Having regard to Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended) and Policy CC3 of the Core Strategy, a S106 Agreement is required to secure:

**Marketing Strategy**

The submission of a marketing strategy seeking to maximise owner occupation including a restriction on buying more than one property for a period of 6 months from the date of the sales launch;

That any individual or organisation purchasing more than 2 flats for rental purposes would be required to use a reputable management company whose details are to be submitted to and approved by the Council, to ensure good quality management.
Energy and Carbon Offsetting

The development shall achieve a minimum 35% reduction in carbon emissions over Part L of the Building Regulations 2013 through on-site provisions and the remaining carbon emissions to zero carbon should be offset through a monetary contribution to the Local Authority’s carbon offset fund calculated on the basis of £60 per tonne over 30 years. Any offsetting payment due shall be calculated upon completion of the building so that any shortfall against the Mayor’s target would be capable of being accurately assessed.

Terms of transfer for start up small business space (lease, peppercorn rent, and fit out)

The provision of start up small business space built to ‘shell and core’ to be gifted to the Council for onward leasing to a community interest company.

Local Labour

Secure a commitment to local labour/local supply so that residents and businesses in the Borough will benefit from the proposed development.

S106 Legal Fees

Pay the Council’s professional fees associated with the preparation and completion of the S106 Agreement.

6.43 Conclusion

6.44 It is considered that the principle of residential development on the application site is acceptable and in line with the relevant Local Plan and London Plan policies. The development will provide 6 one bedroom and 14 two bedroom residential dwellings and would be designed to respect the character of nearby dwellings and the surrounding area. The provision of the ground floor space at a peppercorn rent to the Council is a significant benefit and will help support small businesses in Dagenham and help increase employment opportunities for local residents.

6.45 The scheme would provide a good range of private and communal amenity space and the flats would all be double or triple aspect.

6.46 The development will provide 18 car parking spaces, 2 of which will be accessible parking spaces with 10 electric vehicle charging points and up to 48 cycle parking spaces.

6.47 In taking all matters in to account it is considered that the proposed development broadly complies with the aims and objectives of the relevant national, regional and local planning policy requirements and is therefore recommended for approval subject to conditions and the completion of a legal agreement.

Background Papers

- Planning Application File
Local Plan Policy

Core Strategy

Policy CC2 – Social Infrastructure to Meet Community Needs
Policy CM2 – Managing Housing Growth
Policy CP3 – High Quality Built Environment


Policy BC6 – Loss of Community Facilities
Policy BC7 – Crime Prevention
Policy BP5 – External Amenity Space
Policy BP8 – Protecting Residential Amenity
Policy BP11 – Urban Design
Policy BR9 – Parking
Policy BR10 – Sustainable Transport
Policy BR11 – Walking and Cycling
Policy BR15 – Sustainable Waste Management

The London Plan (2016):

Policy 3.5 – Quality and Design of Housing Developments
Policy 3.8 – Housing Choice
Policy 3.12 – Negotiating Affordable Housing in Individual Private Residential and Mixed Use Schemes
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Barking and Dagenham Council
Development Control Board

Date: 12 February 2018

Application Number: 17/01878/FUL
Ward: Thames

Reason for Referral to DCB as set out in Part 2, Chapter 9 of the Council Constitution:
The application is recommended for approval and over 35% of the frontage of the Neighbourhood Centre would be in non-retail use.

Address: 4 Farr Avenue, Barking, IG11 0NZ

Development:
Use of shop as interpretation and translation service and for training purposes (retrospective).

Applicant:
Mr Kolado Landoure

Contact Officer: Mark Sleigh
Title: Development Management Officer
Contact Details:
Tel: 020 8227 3822
E-mail: mark.sleigh@befirst.london

Summary:
The application property is a ground floor commercial property located within the pedestrianised Farr Avenue neighbourhood shopping centre. The application proposes the use of the shop as an interpretation and translation service and for training purposes and is currently already operating.

The proposal would increase the amount of non-retail uses within the Farr Avenue Neighbourhood Centre (NC9) to 38% which is slightly above the 35% maximum set in the Local Plan. The Translating and Interpreting Service (TIS) has been established in the borough since 1994 and was recently relocated from the Gascoigne Estate to Farr Avenue.

The TIS has a charitable status and is the only one of its kind offering this service as a not-for-profit organisation within the UK. It employs approximately 100 interpreters with 60-70 used per month to provide translation services to the community. The interpreters visit places such as schools and hospitals both in the borough and in surrounding boroughs to provide help to those with language needs. They are also currently providing English as a Second Language (ESL) courses which will be run at the application site and further aid the language needs of residents and the community.

There is evidence showing that the unit has been in use for a period of at least 11 years prior to the current occupiers as offices for a charity (The Handicapped Children’s Action Group) although no permission was sought for the use. The unit has not therefore been in retail use for a very long period of time. It is understood that the current use by TIS, in particular its training activities, would be likely to encourage more footfall to the area than the previous use.

It is considered that the use provides a valuable community service and that the breach of policy is relatively minor. It is not considered that the proposal would have any significant
adverse affect on the vitality and viability of the shopping area. Moreover, it is also likely that the previous office use of the premises would have now been lawful due to the time that it was in operation.

Recommendation:

That planning permission be granted subject to the following condition:

1. The premises shall be used as a translation and interpretation service and for associated training and education purposes and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order). The premises shall revert to Class A1 (retail) use upon the cessation of use by the Translation and Interpretation Service.

Reason: To protect the locality by avoiding the introduction of a use detrimental to its amenities and in accordance with policy BP8 of the Borough Wide Development Policies DPD.

1. Introduction and Description of Development

1.1 The application site is a ground floor commercial property located within the pedestrianised Farr Avenue neighbourhood shopping centre. The application, which is retrospective, proposes the use of the shop as an interpretation and translation service for training purposes.

2. Background

2.1 The application property was constructed as part of the Thames View development during the 1950s.

3. Consultations

3.1 a) Neighbours/Publicity

24 Neighbours were consulted on 14 November 2017. No responses were received.

b) Transport Development Management Officer

We do not foresee any adverse highway implication arising from this proposal.

4. Local Finance Considerations

4.1 The application is not subject to any financial contributions.

5. Equalities Considerations

5.1 The Equality Act 2010 requires the Council to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do
not share it in the exercise of its functions. The TIS provides the borough and wider community with services relating to languages to allow residents to communicate better within the communities they live in to allow them to share equal opportunities personally and professionally.

6. Analysis

6.1 Principle of Development

6.1.1 Policy BE1 of the Borough Wide DPD covers the protection of retail uses. The policy seeks to retain A1 retail as the predominant use in neighbourhood centres. A2-A5 uses are restricted to a maximum of 35% of the measured frontage of the neighbourhood centre. Although A2-A5 uses are the only uses specifically cited by the policy, uses which fall outside of these classes may also be considered acceptable if they would have a comparable material impact in terms of visual appearance and noticeable external impacts. In this instance, the proposed Class D1 use is considered to meet these criteria.

6.1.2 At present, 33.3% of the neighbourhood centre frontage is in use or has valid planning permission for non-A1 uses. Should the proposed use be granted, this would increase to 38% which would exceed the maximum 35% proportion sought by Policy BE1. This would be a marginal breach of the policy requirements and, due to the variety of shop frontage size, it is unlikely that the 35% figure would ever be precisely met. It is therefore considered that there should be a degree of flexibility in interpreting policy and that the overall intention of the policy to maintain a strong retail core would not be unduly harmed in this instance.

6.1.3 The Translating and Interpreting Service (TIS) has been active within the borough since 1994 and was previously located in a shop unit at St Marys on the Gascoigne Estate. They were required to move due to the estate’s redevelopment and were relocated to Farr Avenue. When the TIS took residency of 4 Farr Avenue, it was in a poor state of repair from the previous use resulting in the TIS investing in improvements to the unit using their own charitable finances. The TIS has a charitable status and is the only one of its kind offering this service as a not-for-profit organisation within the UK.

6.1.4 Prior to the TIS taking occupancy at the application site, the unit was occupied by another charitable organisation known as the ‘Handicapped Children’s Action Group’. They used the unit predominantly as an office and it is understood that visitors would buy small items or make donations within the unit, however it is not clear exactly how it ran. Property Services have stated that the previous charity use was active at the site from 2011 to 2016. However, aerial and street maps show that the unit was occupied by the Children’s Handicapped Action Group from at least 2008 and the applicant suggests that the use was in operation for at least 16 years.

6.1.5 Officers are confident that the unit was being used by the children’s charity for a period of at least 9 years prior to the current occupiers taking possession and, quite probably, some time before that. The unit has not therefore been in retail use for a very long period of time. It is understood that the current use by TIS, in particular its training activities, would be likely to encourage more footfall to the area than the previous use.
6.1.6 The TIS employs approximately 100 interpreters with 60-70 used per month to provide translation services to the community. A site visit confirmed that the interpreters visit places such as schools and hospitals both in the borough and in surrounding boroughs to provide help to those with language needs. This can range from assistance with forms, speaking with staff members, booking appointments and a number of other services.

6.1.7 Visitors to the TIS are also able to use a drop-in service to discuss small translation issues with a staff member. The TIS have recently started running English as a Second Language (ESL) courses at the application site and the applicant has stated that approximately 80% of the attendees are from Barking & Dagenham (predominantly Thames, Gascoigne and Abbey wards) and there is an estimated 45 learners per week attending the ESL courses which will run for a period of 20 weeks.

6.2 Residential Amenity

6.2.1 There are a number of residential properties close to the application site. However, it is considered that the training and educational nature of the activities at the premises would not generate a great deal of noise. No objections have been received from residents living in the flats on the upper floors of Farr Avenue above the premises, where it is likely the greatest impact would be felt.

6.2.2 It is considered that it would be prudent to restrict the use to that applied for in order that control can be exercised over other Class D1 uses which may have a greater impact on the area. Subject to an appropriate condition to secure this, it is considered that the proposed development would be acceptable in accordance with Policy BP8 of the Borough Wide DPD in terms of impact on residential amenity.

7. Conclusion

7.1 It is considered that the principle of using the shop as an interpretation and translation service for training purposes is acceptable and broadly in line with the relevant Local Plan policies. The use has been operating at the application site since the end of August 2017 following its relocation from the Gascoigne Estate and has provided a well-established charitable service for residents within the borough and in the nearby vicinity since 1994. The use would not substantially impact upon the vitality and viability of the Farr Avenue neighbourhood centre and would continue to provide a valuable community service for borough residents.

Background Papers

- Local Plan Policy

Borough Wide Development Policies DPD
Policy BE1 – Protection of Retail Uses
Policy BP8 – Protecting Residential Amenity

Farr Avenue Neighbourhood Centre (NC9)
• National Policy

National Planning Policy Framework

National Planning Practice Guidance
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### Developments in Planning Appeals

**Title:** Town Planning Appeals

**Report of the Head of Planning**

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| **Report Author:** Dave Mansfield, Development Management Manager | **Tel:** 020 8227 3999  
**E-mail:** dave.mansfield@befirst.london |

**Summary:**

This report advises Members of recent appeals that have been lodged and the outcomes of decisions made.

**Recommendation:**

The Development Control Board is asked to note this report.

1. **Appeals Lodged**

   The following appeal has been lodged:

   a) **Application for a certificate of lawfulness for an existing development** – Loft conversion involving construction of gable end roof, rear dormer windows and front rooflights - 2 Melford Avenue, Barking (Ref: 17/00408/CLU_E)

   Application refused under delegated powers 11 August 2017 (Longbridge Ward)

2. **Appeals Determined**

2.1.1 The following appeals have been determined by the Planning Inspectorate:

   a) **Application for prior approval of proposed single storey rear extension** (depth: 6.0 metres; height to eaves: 2.5 metres and maximum height: 2.9 metres) – 23 Mill Lane, Chadwell Heath (Ref: 17/01472/PRIOR6 – Chadwell Heath Ward)

   Application refused under delegated powers 6 October 2017 for the following reason:
1. The proposed rear extension would project beyond a side wall of the original house and form a side extension which is more than half the width of the original dwelling, consequently the proposal would not accord with Schedule 2, Part 1, Class A, Paragraph A.1 (j) (iii) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Planning Inspectorate's Decision: Appeal dismissed 28 December 2017 (see attached)

b) Application for a certificate of lawfulness for an existing use: Use of outbuilding as independent dwelling – 106 Manor Road, Dagenham (Ref: 16/01304/CLU_E – Village Ward)

Application refused under delegated powers 14 February 2017 for the following reason:

1. The applicant has failed to provide sufficient evidence to prove on the balance of probability that the outbuilding has been continuously used as an independent dwelling for more than four years prior to the date of service of an enforcement notice against the use dated 28 July 2014 and is therefore not immune from enforcement action in accordance with Section 171B of the Town and Country Planning Act 1990.

Planning Inspectorate's Decision: Appeal dismissed 16 January 2018 (see attached)

c) Erection of a single storey rear extension and loft conversion involving the construction of a rear dormer window and a hip to gable roof extension and external insulation and rendering – 10 Herbert Gardens, Chadwell Heath (Ref: 17/01473/FUL – Whalebone Ward)

Application refused under delegated powers 20 November 2017 for the following reason:

1. The proposed rear dormer window and gable roof by reason of their design, scale and form would fail to be subordinate to the existing host property and constitute unsympathetic, disproportionate and discordant additions to the detriment of the character and visual appearance of the host terrace and the street scene contrary to policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document, 2011 and the Supplementary Planning Document: 'Residential Extensions and Alterations', (2012).

Planning Inspectorate's Decision: Appeal dismissed 26 January 2018 (see attached)
Appeal Decision
Site visit made on 8 January 2018
by D J Board   BSc (Hons) MA MRTPI
an Inspector appointed by the Secretary of State
Decision date: 26th January 2018

Appeal Ref: APP/Z5060/D/17/3190817
10 Herbert Gardens, Chadwell Heath, RM6 4BS

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Baksys against the decision of the Council of the London Borough of Barking & Dagenham.
- The application Ref 17/01473/FUL, dated 30 August 2017, was refused by notice dated 20 November 2017.
- The development proposed is application to construct gable roof extension, loft conversion, 2 x rooflights to the rear slope and 1 storey rear extension.

Decision
1. The appeal is dismissed.

Main Issue
2. The main issue is the effect of the extensions on the character and appearance of the area.

Reasons
3. The appeal site is located at one end of a row of two storey dwellings that front Herbert Gardens. Herbert Gardens itself is characterised by a number of groups of two storey dwellings. These mainly have strong hipped roof forms although I appreciate that an addition has been made to No 14.

4. To allow the provision of a dormer window the roof of the dwelling would be changed from a hip to a gable end with an increase in the roof height across the width of the dwelling. As a result the hip roof form would be lost. The dormer structure would be set in from the side walls of the dwelling leaving some roof verge visible around the sides. However at the top and bottom of the structure this amount would be very limited. In particular the submitted section provided on the plans shows the top edge in alignment with the ridge. As such it would be a very large element proud of the main roof plane. I consider that it would, inevitably, dominate the overall roof structure. I also find that the large number of windows proposed (five in total) on the face of this large structure would draw the eye. Their positions would not align with the fenestration on the floors beneath and the overall impression would be of a poorly articulated ‘add-on’ roof element.

5. In addition the hip to gable change would be visible in the front elevation from the street in Herbert Gardens and the rear elements from the gardens of surrounding dwellings. There are no other structures in the rear roof slopes of existing dwellings in the immediate area and an addition of the size proposed
would dominate views of the rear roof of the dwelling. I appreciate that there have been changes made to No 14. However, by contrast to the appeal scheme the hip roof of this dwelling remains apparent and the addition appears subservient to the main house. Consequently, whilst I note the quality of materials proposed, the structure would appear as a dominant and incongruous feature in the roof of the proposed dwelling and surrounding area.

6. Therefore the proposal would have a harmful effect on the character and appearance of the proposed dwelling and its surroundings. It would therefore be in conflict with Policies BP8 and BP11 of the Borough Wide Development Policies Development Plan Document and the Supplementary Planning Document: Residential Extensions and Alterations. It would also conflict with the core principle of the National Planning Policy Framework that planning should always seek to secure high quality design.

Other Matters

7. I appreciate that there would not be any adverse impact on neighbouring dwellings, that the extensions would improve the layout, space and condition of the dwelling as a family home. However, none of these matters alters or outweighs my findings on the main issue.

Conclusion

8. For the above reasons and having regard to all other matters raised I conclude that the appeal should be dismissed.

D J Board

INSPECTOR
Appeal Decision

Site visit made on 28 December 2017

by P W Clark  MA MRTPI MCI
an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 4th January 2018

Appeal Ref: APP/Z5060/D/17/3189661
23 Mill Lane, Dagenham, Essex RM6 6TT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant approval required under Article 3, Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development)(England) Order 2015.
- The appeal is made by Mrs Shahida Esa against the decision of the Council of the London Borough of Barking & Dagenham.
- The application Ref 17/01472/PRIOR6, dated 29 August 2017, was refused by notice dated 6 October 2017.
- The development proposed is a single storey 6m rear extension.

Decision

1. The appeal is dismissed.

Reasons

2. This appeal is not against a refusal of planning permission but against a refusal to grant an approval required as a condition of the planning permission given in Article 3, Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development)(England) Order 2015 (the GPDO). This part of the GPDO gives planning permission for the enlargement, improvement or other alteration of a dwellinghouse subject to a number of limitations, exceptions and conditions. These are set out in paragraphs A1, A2, A3 and A4 of the Class.

3. Paragraph A1(j) provides that development is not permitted by class A if the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse. The effects of this provision are explained on page 24 of the government’s Technical Guidance Permitted development rights for householders; https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/606669/170405_Householder_Technical_Guidance__-April_2017_FINAL.pdf.

4. Any house which has a plan form which is not a simple rectangle will have secondary side elevations in addition to its main side elevation. Such is the case here where a small store, which is a feature of the original dwellinghouse projects from the rear elevation and so has two side elevations. One continues the side elevation of the main house. The other is a short side elevation adjacent to the kitchen window of the main house.
5. It is from this short side elevation that the limitation of half the width of the original dwellinghouse must be measured. The width of the original dwellinghouse is approximately 6.75m. Half the width of the dwellinghouse would therefore be approximately 3.375m. But the extension proposed would extend across the full width of the back of the house by about 5.4m from the side wall of the existing store and so would exceed the limitation.

6. This means that the proposal would not comply with condition (j) of paragraph A1 of Class A of Part 1 of Schedule 2 of the GPDO and so would not be a development which benefits from the planning permission given by the GPDO. The question of whether it should be granted the approval required by paragraph A4 of the GPDO cannot therefore arise. A specific planning application must be made, considered in accordance with the full procedures for a planning application and refused by the local planning authority in the first instance before any appeal can be entertained. This present appeal must therefore be rejected.

7. This outcome may appear to be anomalous because, if the store had not been built as part of the original house, the limitation would not have applied and the outcome would have been different. But, in determining this appeal, I must apply the provisions of the GPDO as they are enacted. These provisions apply to the house as originally built so the fact that the store would be removed as part of the proposal makes no difference to the outcome of this appeal. Nor would it have made any difference if the store had previously been demolished.

P. W. Clark

Inspector
Appeal Decision

Inquiry held on 9 January 2018

by Gloria McFarlane LLB(Hons) BA(Hons) Solicitor (Non-practising)

an Inspector appointed by the Secretary of State

Decision date: 16 January 2018

Appeal Ref: APP/Z5060/X/17/3171595
106 Manor Road, Dagenham, RM10 8BE

- The appeal is made under section 195 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 against a refusal to grant a certificate of lawful use or development (LDC).
- The appeal is made by Mr Muhammad Shahid Akhtar against the decision of the Council of the London Borough of Barking & Dagenham.
- The application Ref 16/01304/CLU_E, dated 16 August 2016, was refused by notice dated 14 February 2017.
- The application was made under section 191(1)(a) of the Town and Country Planning Act 1990 as amended.
- The use for which a certificate of lawful use or development is sought is retention of rear outbuilding as separate dwelling at 106 Manor Road, Dagenham, RM10 8BE.

Decision

1. The appeal is dismissed.

Procedural Matters

2. The appeal was made on 14 March 2017. On 2 August 2017 the Inspectorate wrote to Mr Naeem Akhtar, who was named on the appeal form as the Appellant’s agent, bringing the provisions of s.191(2) and s.181 of the 1990 Act to his attention and asking whether he wished to proceed with the appeal. Mr Akhtar replied by email on 12 August 2017 stating that he had discussed the matter with his barrister and that he wished to proceed with the appeal. The Inquiry was scheduled for 9 January 2018.

3. On 5 January 2018 at my request an email was sent to the Appellant’s current agents, NationWide Law Associates, and the Council advising them that I would be seeking legal submissions in respect of s.191(1)(a), s.191(2)(a) and s.171B(4)(b) of the 1990 Act in the context of this appeal as well as considering the Appellant’s evidence at the Inquiry.

4. At the Inquiry it was clarified and confirmed by the advocate, Mr Khan, acting on behalf of the Appellant that although the application referred to building works¹, the Appellant was applying for a Lawful Development Certificate (LDC) for the use of the rear outbuilding as a separate dwelling pursuant to s.191(1)(a) of the 1990 Act.

¹ In part 9 of the application
5. Unfortunately Mr Khan had not seen the email of 5 January 2018. There was an adjournment for him to look at the relevant provisions of the 1990 Act and for him to discuss the matter with the Council’s representative, Mr Healy.

6. In the event, no formal legal submissions were made by either Party but there was a general discussion about the relevant statutory provisions and the circumstances of this case. It was agreed by the Parties that no evidence should be given and that this appeal should be determined in accordance with the statutory provisions.

7. In the circumstances no evidence was called and there was no site visit.

Chronology

8. The Council issued an enforcement notice on 28 July 2014 alleging a breach of planning control at 106 Manor Road comprising the erection of a rear outbuilding used as separate residential accommodation (the first notice). This notice was withdrawn by the Council following a letter from the Inspectorate advising that, because the date on which the notice was due to take effect was missing from the notice the notice was therefore likely to be a nullity. Pursuant to s.171B(4)(b) the Council issued a ‘second bite’ notice on 14 April 2015 (the second notice) in the same terms as the first notice.

9. The Appellant made an appeal pursuant to s.174(2)(d) only, that is, that at the date the second notice was issued, no enforcement action could be taken in respect of the breach of planning control alleged on the notice. In a decision dated 15 February 2016 the appeal was dismissed, the second notice was upheld as corrected by the Inspector so that the breach was ‘the material change of use of a rear outbuilding to residential use’ and the requirements included the cessation of the use of the outbuilding as separate residential accommodation.

10. The appeal decision was challenging in the High Court but was dismissed in a judgement dated 19 July 2017.

11. The application in this case is dated 16 August 2016; the application was refused on 14 February 2017; and the appeal was made on 14 March 2017. All of these were prior to the High Court judgement.

12. I understand that the Appellant has sought leave to appeal to the Court of Appeal.

Reasons

13. The issue to be determined in this appeal is whether the use of the rear outbuilding as a separate dwelling was lawful on the date the application was made, that is, 16 August 2016.

14. S.191(1) provides that if any person wishes to ascertain whether (a) any existing use of a building is lawful he may make an application for the purpose to the local planning authority specifying the land and describing the

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2 which provides that enforcement action may be taken in respect of any breach of planning control if, during the four years ending with that action being taken, the Council has taken, or has purported to take, enforcement action in respect of that breach

3 APP/Z5060/C/15/3033499

4 CO/2191/2016

https://www.gov.uk/planning-inspectorate
use. S.191(2) provides that a use is lawful for the purposes of the 1990 Act if at any time (a) no enforcement action may then be taken in respect of them (because the time for enforcement action has expired or for any other reason) and (b) they do not constitute a contravention of any of the requirements of any enforcement notice then in force. The test of lawfulness therefore has two elements.

15. With regard to the second element in s.191(2)(b), at the time of the application the second notice was not ‘in force’ because of the High Court action. However, even though the second element of the definition of lawfulness is not met, this does not mean that an LDC can be granted while an appeal, or court proceedings, in respect of an enforcement notice is continuing but not yet determined.

16. This is because the first element of the lawfulness test in s.191(2)(a) cannot be satisfied even if the initial four year period for taking action set out in s.171B (2) has passed because the time for taking enforcement action does not expire for four years from the Council having taken or purported to have taken enforcement action. The availability of the ‘second bite’ provision in s.171B(4)(b) gives the Council a further four years within which to take further action to prevent the breach from becoming lawful before the notice took effect because of any ongoing enforcement appeal or court proceedings. In this case the date when the Council took, or purported to take, enforcement action is the date of the first notice, that is 28 July 2014, and thus the Council has a further four year period from that date, that is, until 27 July 2018, in which to take further enforcement action if necessary. Therefore the first element of lawfulness set out in s.191(2)(a) is not satisfied in this appeal.

17. I appreciate that the reasons given above are different from those given by the Council in its refusal notice. However, s.195 refers only to the refusal being well-founded or not well-founded, that is, the decision itself, not the reasons for it. An LDC cannot be granted on appeal where the use is not lawful as I have found, even if the Council’s original reasons were different and did not take into account the provisions of the 1990 Act referred to above.

**Conclusions**

18. For the reasons given above I conclude that the Council’s refusal to grant a certificate of lawful use or development in respect of the use of the rear outbuilding as a separate dwelling was well-founded and that the appeal should fail. I will exercise accordingly the powers transferred to me in s.195(3) of the 1990 Act as amended.

_Gloria McFarlane_

Inspector
APPEARANCES

FOR THE APPELLANT

Mr Mehmood Khan  Counsel

FOR THE LOCAL PLANNING AUTHORITY

Mr Troy Healy LLB  Building Control and Planning Enforcement Manager
BE-FIRST WORKING ON BEHALF OF LONDON BOROUGH OF BARKING & DAGENHAM REGENERATION AND ECONOMIC DEVELOPMENT DEVELOPMENT CONTROL BOARD

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<tr>
<td>17/01580/ CLU_P</td>
<td>Certificate issued on 3 October 2017</td>
<td>Mr S P Mathew</td>
<td>Application for a certificate of lawfulness for a proposed development: Erection of single storey rear extension. 112 Amesbury Road Dagenham Essex RM9 6AD</td>
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<td><strong>4 October 2017</strong></td>
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<tr>
<td>17/00950/ FUL</td>
<td>Application Permitted on 4 October 2017</td>
<td>LBBD - Mr I Saxby</td>
<td>Installation of roof plant and associated platforms including construction of 2 roof dormer structures. London Borough Of Barking And Dagenham Town Hall 1 Town Square Barking Essex IG11 7LU</td>
<td>Abbey</td>
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BE-FIRST WORKING ON BEHALF OF LONDON BOROUGH
OF BARKING & Dagenham
REGENATION AND ECONOMIC
DEVELOPMENT
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<tr>
<td>17/01238/ FUL</td>
<td>Application refused on 4 October 2017</td>
<td>Mrs Y Al-Salem</td>
<td>Erection of single storey rear extension. 5 Champness Road Barking Essex IG11 9PD</td>
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<td>17/01320/ CLU_P</td>
<td>Certificate issued on 4 October 2017</td>
<td>Mr A Hussain</td>
<td>Application for a certificate of lawfulness for a proposed development: Loft conversion involving construction of two rear dormer windows and installation of front rooflights. 72 Fanshawe Avenue Barking Essex IG11 8RQ</td>
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<tr>
<td>17/01350/ CLU_P</td>
<td>Certificate issued on 4 October 2017</td>
<td>Mr H Ali</td>
<td>Application for a certificate of lawfulness for a proposed development: Erection of single storey rear extension. 67 Stratton Drive Barking Essex IG11 9HD</td>
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<td>17/01351/ FUL</td>
<td>Application Permitted on 4 October 2017</td>
<td>Mr H Faruq</td>
<td>Demolition of existing side and rear extension and erection of single storey side extension, part single/part two storey rear and side extension and an outbuilding in rear garden. 73 Mill Lane Chadwell Heath Romford Essex RM6 6YH</td>
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<tr>
<td>17/01353/ FUL</td>
<td>Application Permitted on 4 October 2017</td>
<td>Mr G Sufaj</td>
<td>Erection of single storey front extension and first floor window at the rear. 45 Bevan Avenue Barking Essex IG11 9NW</td>
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<tr>
<td>17/01058/ FUL</td>
<td>Permitted</td>
<td>Mr F Mohan</td>
<td>Loft conversion involving construction of rear dormer window and installation of front and side rooflights. 18A Alibon Road Dagenham Essex RM9 5QU</td>
<td>Alibon</td>
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<tr>
<td>17/01357/ CLU_P</td>
<td>Certificate issued</td>
<td>Mr D Gardner</td>
<td>Application for a certificate of lawfulness for a proposed development: Loft conversion involving construction of rear dormer window and installation of front rooflight. 83 Stanley Avenue Dagenham Essex RM8 1JL</td>
<td>Whalebone</td>
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<tr>
<td>17/01237/ CDN</td>
<td>Permitted</td>
<td>LBBD - Mrs M Kirlew</td>
<td>Application for approval of details reserved by condition 8 (refuse details) in respect of planning permission 16/01305/REG3. Burford Close Garages Burford Close Dagenham Essex</td>
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<tr>
<td>17/01266/ FUL</td>
<td>Permitted</td>
<td>Mr C Ali</td>
<td>Conversion of existing garage to form ground floor bedroom, including erection of single storey front/side extension. 68 Upney Lane Barking Essex IG11 9LR</td>
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<tr>
<td>17/01281/ FUL</td>
<td>Permitted</td>
<td>LBBD - Warren Comprehensive School</td>
<td>Erection of 2.41 metre high weld mesh replacement boundary fence along southern boundary of school. The Warren School Whalebone Lane North Romford Essex RM6 6SB</td>
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<tr>
<td>17/01284/CDN</td>
<td>Permitted</td>
<td>Mr M R Bhatti</td>
<td>Application for approval of details reserved by conditions 4 (hard landscaping), 5 (soft landscaping), 6 (CEMP), 8 (cycle parking) and 11 (site investigation) in respect of planning permission 14/00288/FUL. The Britannia PH 1A Church Road Barking Essex IG11 8PR</td>
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<tr>
<td>17/01296/FUL</td>
<td>Permitted</td>
<td>Mr B Zaman</td>
<td>Erection of single storey rear extension and conservatory. 3 Thicket Grove Dagenham Essex RM9 4NR</td>
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<tr>
<td>17/01305/FUL</td>
<td>Permitted</td>
<td>Mr Y Shinwari</td>
<td>Erection of first floor side and rear extensions. 33 Beccles Drive Barking Essex IG11 9HX</td>
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<tr>
<td>17/01373/CLU_P</td>
<td>Certificate issued on 6 October 2017</td>
<td>Mr Y Shinwari</td>
<td>Application for a certificate of lawfulness for a proposed development: Loft conversion involving construction of gable end roof and rear dormer window and installation of front rooflights. 15 Park Drive Dagenham Essex RM10 7AA</td>
<td>Eastbrook</td>
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<tr>
<td>17/01375/FUL</td>
<td>Permitted</td>
<td>Mrs A Mahmmodi</td>
<td>Erection of two storey side/rear and single storey rear extension. 58 Bevan Avenue Barking Essex IG11 9NP</td>
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<tr>
<td>17/01377/FUL</td>
<td>Permitted</td>
<td>Mr Z Sheikh</td>
<td>Loft conversion involving construction of dormer window on rear roof. 61 Victoria Road Barking Essex IG11 8PY</td>
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<td>Application Reference</td>
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<td>17/01458/ PRIOR6</td>
<td>PRIOR6</td>
<td>Mr R S Mann</td>
<td>Application for prior approval of proposed single storey rear extension (depth: 5.0 metres; height to eaves: 3.0 metres and maximum height: 3.0 metres). 76 Pemberton Gardens Chadwell Heath Romford Essex RM6 6SJ</td>
<td>Chadwell Heath</td>
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<tr>
<td>17/01460/ PRIOR6</td>
<td>PRIOR6</td>
<td>Mr A Ungureanu</td>
<td>Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 2.75 metres and maximum height: 3.0 metres). 83 Bushgrove Road Dagenham Essex RM8 3SL</td>
<td>Parsloes</td>
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<tr>
<td>17/01472/ PRIOR6</td>
<td>PRIOR6</td>
<td>Mrs S Esa</td>
<td>Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 2.5 metres and maximum height: 2.9 metres). 23 Mill Lane Chadwell Heath Romford Essex RM6 6TT</td>
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<td>17/00941/ FUL</td>
<td>Application Permitted on 9 October 2017</td>
<td>Mr R Dunn</td>
<td>Erection of two storey side extension and part single/part two storey rear extension and loft conversion involving construction of rear dormer window. 78A Fourth Avenue Rush Green Romford Essex RM7 0UD</td>
<td>Eastbrook</td>
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<tr>
<td>17/01008/ FUL</td>
<td>Application Permitted on 9 October 2017</td>
<td>Mrs H Begum</td>
<td>Erection of single storey front, side and rear extension. 117 Blake Avenue Barking Essex IG11 9SB</td>
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<tr>
<td>17/01329/ FUL</td>
<td>Application Permitted on 9 October 2017</td>
<td>Capite (Roding) Limited</td>
<td>Change of use of second floor from Class D1 (non-residential institutions) to Class B1(a) (offices). Second Floor Roding House 2 Cambridge Road Barking Essex</td>
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<tr>
<td>17/01382/ FUL</td>
<td>Application Refused on 9 October 2017</td>
<td>Mr M Khan</td>
<td>Change of use from single dwellinghouse to house in multiple occupation (HMO) to accommodate up to 6 people (retrospective). 103 Fanshawe Avenue Barking Essex IG11 8RF</td>
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<tr>
<td>17/01383/ FUL</td>
<td>Application Permitted on 9 October 2017</td>
<td>Ms S Ali</td>
<td>Retention of existing outbuilding in rear garden. 74 Clemence Road Dagenham Essex RM10 9YQ</td>
<td>Village</td>
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<tr>
<td>17/01459/ PRIOR6</td>
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<td>Mr S Omoruanzoje</td>
<td>Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 2.75 metres and maximum height: 4.0 metres). 79 Frizlands Lane Dagenham Essex RM10 7YJ</td>
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<tr>
<td>17/01465/ PRIOR6</td>
<td>Prior approval not required on 9 October 2017</td>
<td>Mr P Nitu</td>
<td>Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 3.0 metres and maximum height: 3.0 metres). 11 Verney Gardens Dagenham Essex RM9 5LR</td>
<td>Parsloes</td>
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**BE-FIRST WORKING ON BEHALF OF LONDON BOROUGH OF BARKING & DAGENHAM REGENERATION AND ECONOMIC DEVELOPMENT**

**DEVELOPMENT CONTROL BOARD**

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<td>17/01475/ PRIOR6</td>
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<td>Mr T Ali</td>
<td>Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 3.0 metres and maximum height: 3.0 metres). 112 Chittys Lane Dagenham Essex RM8 3RT</td>
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<tr>
<td>17/01359/ FUL</td>
<td>Application Permitted on 10 October 2017</td>
<td>Ms I Stoyanova</td>
<td>Erection of single storey rear extension. 26 Rose Lane Romford Essex RM6 5JU</td>
<td>Chadwell Heath</td>
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<tr>
<td>17/01365/ CDN</td>
<td>Application Permitted on 10 October 2017</td>
<td>Similarhus Development Ltd</td>
<td>Application for approval of details reserved by conditions 16 (cycle parking) and 19 (refuse management plan) in respect of planning permission 15/00362/FUL. New Enterprise House High Road Chadwell Heath Essex</td>
<td>Chadwell Heath</td>
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<tr>
<td>17/01386/ CLU_P</td>
<td>Certificate issued on 10 October 2017</td>
<td>Mr &amp; Mrs C &amp; S Seow</td>
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<td>17/01392/ TPO</td>
<td>Application Refused on 10 October 2017</td>
<td>Sainsburys</td>
<td>Application for tree works subject to a tree preservation order: Section fell London plane to lowest possible height and stump eco plugged to prevent further growth. Sainsburys 97 - 131 High Road Chadwell Heath Romford Essex RM6 6PB</td>
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<td>17/01397/ADV</td>
<td>Permitted on 10 October 2017</td>
<td>McDonald's Restaurants Ltd</td>
<td>Installation of 9 internally illuminated and non-illuminated freestanding and banner signs. McDonalds Drive In Restaurant Whalebone Lane North Romford Essex RM6 5QT</td>
<td>Chadwell Heath</td>
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<td>17/01312/CLU_P</td>
<td>Certificate issued on 11 October 2017</td>
<td>Mrs K Yekovie</td>
<td>Application for a certificate of lawfulness for a proposed development: Erection of single storey rear extension, porch to side and outbuilding in rear garden. 83 Gainsborough Road Dagenham Essex RM8 2DP</td>
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<tr>
<td>17/01538/PRIOR6</td>
<td>Prior approval not required on 11 October 2017</td>
<td>Mr M Sajad</td>
<td>Application for prior approval of proposed single storey rear extension (depth: 6.0 metres in total comprising 2.48 metres existing and 3.52 metres proposed; height to eaves: 2.75 metres and maximum height: 3.0 metres). 1078 Green Lane Dagenham Essex RM8 1BP</td>
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<td>17/01549/PRIOR6</td>
<td>Prior approval not required on 11 October 2017</td>
<td>Mr Miah</td>
<td>Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 3.0 metres and maximum height: 3.225 metres). 30 Southwold Drive Barking Essex IG11 9AU</td>
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<td>Refood UK Ltd</td>
<td>Application for approval of details reserved by conditions 4 (external materials), 6 (travel plan), 8 (noise and vibration measures), 10-13 (land remediation), 14 (plant noise), 16 (hard landscaping), 17 (piling design), 18 (infiltration of surface water), 20 (accessibility statement), 22 (electric vehicle charging points), 25 (archaeology), 26-27 (HS1 protective measures) and 28 (surface water drainage) in respect of planning permission 13/00649/FUL. Refood Unit 5 London Sustainable Industries Park North Hitch Street Dagenham Essex</td>
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<td>17/00171/CLU_E</td>
<td>Certificate refused on 12 October 2017</td>
<td>Tulip Estates Ltd</td>
<td>Application for a certificate of lawfulness for an existing use: Use of single dwelling as house in multiple occupation. 322 Ripple Road Barking Essex IG11 7RP</td>
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<td>Application Permitted on 12 October 2017</td>
<td>Mrs L Hussain</td>
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<td>17/01371/NMA</td>
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<td>Getachew Alemayehu</td>
<td>Application for non-material amendment following grant of planning permission 16/00917/FUL (revised window locations, removal of rooflights, relocation of door and introduction of side panels, revised location of WC/shower and rendered elevations). 204 Wood Lane Dagenham Essex RM9 5ST</td>
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<td>17/01400/ FUL</td>
<td>Application Permitted on 12 October 2017</td>
<td>Mrs R Kanyasa</td>
<td>Change of use of single dwelling to house in multiple occupation (HMO) (retrospective). 54 Woodrush Way Romford Essex RM6 5BL</td>
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<td>17/01439/ CDN</td>
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<td>Mr R Bhatti</td>
<td>Application for approval of details reserved by condition 16 (archaeology) in respect of planning permission 14/00288/FUL. 1A Church Road Barking Essex IG11 8PR</td>
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<td>17/01481/ CLU_P</td>
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<td>Mrs M Harris-Prudent</td>
<td>Application for a certificate of lawfulness for a proposed development: Use of dwelling as residential care home for adults with learning difficulties. 50 Valentines Way Rush Green Romford Essex RM7 0YH</td>
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<td>17/01644/ FAST</td>
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<td>Mrs M Harris-Prudent</td>
<td>Application for a certificate of lawfulness for a proposed development: Use of dwelling as residential care home for adults with learning difficulties. 50 Valentines Way Rush Green Romford Essex RM7 0YH</td>
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<td>17/00893/ CLU_P</td>
<td>Certificate issued on 13 October 2017</td>
<td>Mr L Singh</td>
<td>Application for a certificate of lawfulness for a proposed development: Loft conversion involving construction of rear dormer window. 107 Kingston Hill Avenue Romford Essex RM6 5QL</td>
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<td>17/01119/ FUL</td>
<td>Application Permitted on 13 October 2017</td>
<td>Mr N Sharma</td>
<td>Erection of two storey side and single storey front and rear extensions in connection with use of single dwelling as house in multiple occupation. 2 Harrold Road Dagenham Essex RM8 2ND</td>
<td>Mayesbrook</td>
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<tr>
<td>17/01414/ FUL</td>
<td>Application Refused on 13 October 2017</td>
<td>Mr &amp; Mrs Sultan Ahmed &amp; Aneesa Hoque</td>
<td>Erection of two storey side and part single, part two storey rear extension. 36 Stratton Drive Barking Essex IG11 9HJ</td>
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<tr>
<td>17/01455/ FUL</td>
<td>Application Permitted on 13 October 2017</td>
<td>Mr C Timaru</td>
<td>Erection of single storey side and rear extension. 32 Shaw Avenue Barking Essex IG11 0UD</td>
<td>Thames</td>
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<tr>
<td>17/01503/ PRIOR6</td>
<td>Prior approval not required on 13 October 2017</td>
<td>Mr C Hussein</td>
<td>Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 3.0 metres and maximum height: 3.0 metres). 100 Wilmington Gardens Barking Essex IG11 9TU</td>
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<tr>
<td>17/01505/ PRIOR6</td>
<td>Prior approval not required on 13 October 2017</td>
<td>Mr L Fatai</td>
<td>Application for prior approval of proposed single storey rear extension (depth: 6.0 metres in total comprising 3.9 metres existing and 2.1 metres proposed; height to eaves: 3.0 metres and maximum height: 3.3 metres). 78 Review Road Dagenham Essex RM10 9DH</td>
<td>River</td>
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<tr>
<td>17/01508/ PRIOR6</td>
<td>Prior approval required and permission refused on 13 October 2017</td>
<td>Mr Chavda</td>
<td>Application for prior approval of proposed single storey rear extension (depth: 4.95 metres; height to eaves: 2.7 metres and maximum height: 3.5 metres). 21 Dunkeld Road Dagenham Essex RM8 2PS</td>
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<td>16/00976/CDN</td>
<td>Application Permitted on 16 October 2017</td>
<td>LBBD</td>
<td>Application for approval of details reserved by condition 20 (highway adoption and management scheme) (Phase 1 only) in respect of planning permission 13/00229/FUL. Leys Redevelopment Site Wellington Drive Dagenham Essex</td>
<td>Village</td>
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<tr>
<td>17/01318/ FUL</td>
<td>Application Permitted on 16 October 2017</td>
<td>Mr S Kalyan</td>
<td>Erection of part single/part two storey side/rear extension. 28 Darcy Gardens Dagenham Essex RM9 6BS</td>
<td>Goresbrook</td>
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<tr>
<td>17/01352/ FUL</td>
<td>Application Permitted on 16 October 2017</td>
<td>Young Womens Trust</td>
<td>Retention of 1.77 metre high timber fence and trellis to front boundary. Huggetts Womens Centre 321 - 329 Heathway Dagenham Essex RM9 5AF</td>
<td>Alibon</td>
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<tr>
<td>17/01416/ OUT</td>
<td>Application Refused on 16 October 2017</td>
<td>Ashtons' Development Company Ltd</td>
<td>Application for outline planning permission: Demolition of existing garages to the rear and erection of three new dwellings with associated car parking provision. Garages To The Rear Of 203 - 213 High Road Chadwell Heath Essex</td>
<td>Chadwell Heath</td>
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<tr>
<td>17/01421/CLU_P</td>
<td>Certificate refused on 16 October 2017</td>
<td>Mr C Ali</td>
<td>Application for a certificate of lawfulness for a proposed development: Erection of single storey rear extension and loft conversion involving construction of gable end roof and rear dormer window. 68 Upney Lane Barking Essex IG11 9LR</td>
<td>Longbridge</td>
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<tr>
<td>17/01552/ PRIOR6</td>
<td>Prior approval and refused on 16 October 2017</td>
<td>Mrs R Khanam</td>
<td>Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 2.8 metres and maximum height: 3 metres). 17 Saville Road Chadwell Heath Romford Essex RM6 6DS</td>
<td>Whalebone</td>
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<tr>
<td>17/01326/ FUL</td>
<td>Permitted on 17 October 2017</td>
<td>Church of Pentecost Fountain Gate</td>
<td>Erection of single storey rear extension and loft conversion involving construction of hip/gable end roof and rear dormer window and installation of front rooflights. 2 Lamberhurst Road Dagenham Essex RM8 1PR</td>
<td>Whalebone</td>
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<tr>
<td>17/01424/ FUL</td>
<td>Permitted on 17 October 2017</td>
<td>Mr S Onut</td>
<td>Erection of first floor side extension. 61 Rugby Road Dagenham Essex RM9 4AJ</td>
<td>Mayesbrook</td>
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<tr>
<td>17/01425/ CLU_P</td>
<td>Certificate issued on 17 October 2017</td>
<td>Mr M Cuciurianu</td>
<td>Application for a certificate of lawfulness for a proposed development: Erection of single storey rear extension. 19 Harrison Road Dagenham Essex RM10 8RS</td>
<td>Village</td>
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<tr>
<td>17/01523/ PRIOR6</td>
<td>Prior approval not required on 17 October 2017</td>
<td>Mr S Chihicheung</td>
<td>Application for prior approval of proposed single storey rear extension (depth: 4.85 metres; height to eaves: 2.7 metres and maximum height: 4.0 metres). 326 Becontree Avenue Dagenham Essex RM8 2TP</td>
<td>Becontree</td>
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<tr>
<td>18 October 2017</td>
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<tr>
<td>17/01410/ADV</td>
<td>Permitted</td>
<td>Halfords</td>
<td>Installation of 3 internally illuminated and 5 non-illuminated fascia signs. Halfords Unit 2 Merrielands Retail Park Merrielands Crescent Dagenham Essex RM9 6SR</td>
<td>Thames</td>
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<tr>
<td>17/01431/FUL</td>
<td>Permitted</td>
<td>Ms S Ogidi Ohuonu</td>
<td>Erection of single storey rear extension. 170 Oxlow Lane Dagenham Essex RM10 7AW</td>
<td>Alibon</td>
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<tr>
<td>17/01501/PRIOR6</td>
<td>Prior approval not required</td>
<td>Ms Z Zeebah</td>
<td>Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 3.0 metres and maximum height: 3.0 metres). 207 Wilmington Gardens Barking Essex IG11 9TZ</td>
<td>Longbridge</td>
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<tr>
<td>19 October 2017</td>
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<tr>
<td>17/01437/CLU_P</td>
<td>Certificate issued</td>
<td>Mrs S Binu</td>
<td>Application for a certificate of lawfulness for a proposed development: Loft conversion involving construction of gable end roof and rear dormer window and installation of front rooflights. 2 Staff Cottages Lodge Avenue Dagenham Essex RM8 2JB</td>
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<tr>
<td>17/01447/CLU_P</td>
<td>Certificate issued</td>
<td>Mr R Simulis</td>
<td>Application for a certificate of lawfulness for a proposed development: Loft conversion involving construction of gable end roof and rear dormer window and installation of front rooflights. 40 Thorntons Farm Avenue Rush Green Romford Essex RM7 0TU</td>
<td>Eastbrook</td>
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<td><strong>20 October 2017</strong></td>
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<tr>
<td>16/01387/CDN</td>
<td>Permitted on 20 October 2017</td>
<td>United Learning Trust</td>
<td>Application for approval of details reserved by condition 24 (travel plan) in respect of planning permission 14/01425/FUL. Goesbrooke Free School Cook Road Dagenham Essex RM9 6XW</td>
<td>Thames</td>
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<tr>
<td>17/01449/FUL</td>
<td>Permitted on 20 October 2017</td>
<td>Mr A Babajide</td>
<td>Demolition of existing garage and erection of two storey side/rear extension. 95 Temple Avenue Dagenham Essex RM8 1LX</td>
<td>Whalebone</td>
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<tr>
<td>17/01452/FUL</td>
<td>Permitted on 20 October 2017</td>
<td>Mr A Iqbal</td>
<td>Installation of a disabled platform step lift. 146 Morley Road Barking Essex IG11 7DH</td>
<td>Gascoigne</td>
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<tr>
<td>17/01585/CDN</td>
<td>Permitted on 20 October 2017</td>
<td>Friends Life Ltd</td>
<td>Application for approval of details reserved by condition 14 (renewable energy) in respect of planning permission 14/00966/OUT. Merrieland's Development Site Merrieland's Crescent Dagenham Essex</td>
<td>Thames</td>
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<td><strong>24 October 2017</strong></td>
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<td>17/01199/ADV</td>
<td>Permitted on 24 October 2017</td>
<td>JCDecaux UK Ltd</td>
<td>Installation of replacement internally illuminated double sided six sheet paper advertisement panel. Bus Shelter Outside Eastbrook Comprehensive School Dagenham Road Dagenham Essex</td>
<td>Eastbrook</td>
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<tr>
<td>Application Reference</td>
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<tr>
<td>17/01381/ FUL</td>
<td>Application Permitted on 24 October 2017</td>
<td>Mr R Rodriguez</td>
<td>Retention of illuminated front boundary railings, piers and gates. 15 Sovereign Road Barking Essex IG11 0XQ</td>
<td>Thames</td>
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<tr>
<td>17/01454/ CLU_E</td>
<td>Certificate Refused on 24 October 2017</td>
<td>Mr A A Syed</td>
<td>Application for a certificate of lawfulness for an existing development: Erection of single storey rear extension. 30 - 34 Faircross Avenue Barking Essex</td>
<td>Abbey</td>
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<tr>
<td>17/01530/ PRIOR6</td>
<td>Prior approval required and refused on 24 October 2017</td>
<td>Mr &amp; Mrs T Olayiwola</td>
<td>Application for prior approval of proposed single storey rear extension (depth: 4.0 metres; height to eaves: 2.655 metres and maximum height: 2.81 metres). 131 Maplestead Road Dagenham Essex RM9 4XU</td>
<td>Thames</td>
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<tr>
<td>17/00733/ FUL</td>
<td>Application Permitted on 25 October 2017</td>
<td>Mr N Prendi</td>
<td>Erection of two storey side extension and part single/part two storey side and rear extension. 2 Trefgarne Road Dagenham Essex RM10 7QS</td>
<td>Heath</td>
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<tr>
<td>17/01156/ FUL</td>
<td>Application Refused on 25 October 2017</td>
<td>Mrs K Ferrigi</td>
<td>Erection of first floor side extension and double storey rear extension. 50 Mayswood Gardens Dagenham Essex RM10 8UT</td>
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<tr>
<td>17/01235/ FUL</td>
<td>Application Permitted on 25 October 2017</td>
<td>Mr J Miah</td>
<td>Erection of single storey rear extension. 90A Stanley Avenue Dagenham Essex RM8 1JJ</td>
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<tr>
<td>17/01239/ FUL</td>
<td>Application Permitted on 25 October 2017</td>
<td>Mr A Juma</td>
<td>Erection of two storey side extension, part single/part two storey rear extension and loft conversion involving construction of two rear dormer windows. 33 &amp; 34 Rowney Gardens Dagenham Essex RM9 4PR</td>
<td>Mayesbrook</td>
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<tr>
<td>17/01426/ FUL</td>
<td>Application Permitted on 25 October 2017</td>
<td>Mr S Haroon</td>
<td>Erection of front porch and part single/part two storey side and rear extension. 87 Hurstbourne Gardens Barking Essex IG11 9UU</td>
<td>Longbridge</td>
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<tr>
<td>17/01534/ PRIOR6</td>
<td>Prior approval not required on 25 October 2017</td>
<td>Mr &amp; Mrs L Kailondo</td>
<td>Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 2.9 metres and maximum height: 3.5 metres). 60 Legon Avenue Rush Green Romford Essex RM7 0UJ</td>
<td>Eastbrook</td>
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<tr>
<td>17/01556/ NMA</td>
<td>Application Permitted on 25 October 2017</td>
<td>Mr A Alim</td>
<td>Application for non-material amendment following grant of planning permission 16/02013/FUL: Replacement of flat roof with pitched roof to first floor rear extension. 22 Glenmore Way Barking Essex IG11 0LY</td>
<td>Thames</td>
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<td>17/01466/ FUL</td>
<td>Application Permitted on 26 October 2017</td>
<td>Mr S Miah</td>
<td>Erection of part single storey/part two storey rear extension. 23 Hurstbourne Gardens Barking Essex IG11 9UY</td>
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<tr>
<td>17/01348/ FUL</td>
<td>Application Permitted on 27 October 2017</td>
<td>Mr H U Ali</td>
<td>Erection of single storey rear extension. 29 Hardie Road Dagenham Essex RM10 7BS</td>
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<tr>
<td>17/01551/ PRIOR6</td>
<td>Prior approval not required on 27 October 2017</td>
<td>Mr U Iqbal</td>
<td>Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 2.83 metres and maximum height: 3.86 metres). 539 Ripple Road Dagenham Essex RM9 4QL</td>
<td>Eastbury</td>
</tr>
<tr>
<td>17/00671/ FUL</td>
<td>Application Permitted on 30 October 2017</td>
<td>Miss L Mbogoro</td>
<td>Change of use of existing office building to House in Multiple Occupation (HMO) and erection of conservatory to the rear. 76 Longbridge Road Barking Essex IG11 8SF</td>
<td>Abbey</td>
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<tr>
<td>17/00978/ FUL</td>
<td>Application Permitted on 30 October 2017</td>
<td>Meadow Dagenham Retail Ltd</td>
<td>Installation of hardstanding area for motorbike parking. Dagenham Leisure Park Cook Road Dagenham Essex</td>
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<tr>
<td>17/01054/ FUL</td>
<td>Application Permitted on 30 October 2017</td>
<td>Mrs P Barot</td>
<td>Erection of part single/part two storey rear extension and outbuilding in rear garden. 10 Lake Close Dagenham Essex RM8 2TE</td>
<td>Becontree</td>
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<tr>
<td>17/01347/ FUL</td>
<td>Application Permitted on 30 October 2017</td>
<td>Mr S Hoxha</td>
<td>Erection of single storey and two storey side and rear extension (part retrospective). 44 Stonard Road Dagenham Essex RM8 2HS</td>
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<tr>
<td>17/01430/ FUL</td>
<td>Permitted on 30 October 2017</td>
<td>Partnership Learning</td>
<td>Erection of a single storey building for use as a nursery. Riverside Bridge School Renwick Road Barking Essex IG11 0FU</td>
<td>Thames</td>
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<tr>
<td>17/01482/ FUL</td>
<td>Permitted on 30 October 2017</td>
<td>Mr M Bashar</td>
<td>Erection of first floor rear extension. 82 Essex Road Barking Essex IG11 7QL</td>
<td>Eastbury</td>
</tr>
<tr>
<td>17/01490/ CLU_P</td>
<td>Certificate issued on 30 October 2017</td>
<td>Mr A Nathan</td>
<td>Application for a certificate of lawfulness for a proposed development: Loft conversion involving construction of rear dormer window and installation of front rooflights and erection of a single storey rear extension. 46 Crabtree Avenue Romford Essex RM6 5EX</td>
<td>Chadwell Heath</td>
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<tr>
<td>17/00075/ CDN</td>
<td>Permitted on 31 October 2017</td>
<td>Resco Investments Ltd</td>
<td>Application for approval of details reserved by condition 11 (external materials) in respect of planning permission 16/01482/FUL. 4 - 6 Ripple Road Barking Essex IG11 7PE</td>
<td>Abbey</td>
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<tr>
<td>17/01408/ CLU_P</td>
<td>Certificate issued on 31 October 2017</td>
<td>Mr B Meshi</td>
<td>Application for a certificate of lawfulness for a proposed development: Loft conversion involving construction of rear dormer window, hip-to-gable end roof, installation of front rooflights and single storey rear extension. 252 Porters Avenue Dagenham Essex RM8 2EQ</td>
<td>Mayesbrook</td>
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<tr>
<td>17/01444/ FUL</td>
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<td>Hyper Property Company</td>
<td>Change of use from retail shop (Class A1) to restaurant/cafe (Class A3). 67 - 73 Longbridge Road Barking Essex IG11 8TG</td>
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<tr>
<td>17/01486/ FUL</td>
<td>Application Permitted on 31 October 2017</td>
<td>Mr M Bharadia</td>
<td>Conversion of garage into habitable room involving a part first floor, part two storey side and rear extension. 2 Herbert Gardens Chadwell Heath Romford Essex RM6 4BS</td>
<td>Whalebone</td>
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<tr>
<td>17/01493/ FUL</td>
<td>Application Permitted on 31 October 2017</td>
<td>Mr A Oukara</td>
<td>Erection of single storey side and rear extensions. 111 Tilney Road Dagenham Essex RM9 6HS</td>
<td>River</td>
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<tr>
<td>17/01565/ PRIOR6</td>
<td>Prior approval not required on 31 October 2017</td>
<td>Miss Z Bokhari</td>
<td>Application for prior approval of proposed single storey rear extension (depth: 3.65 metres; height to eaves: 2.85 metres and maximum height: 3.0 metres). 19 Lynnett Road Dagenham Essex RM8 1RJ</td>
<td>Valence</td>
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<tr>
<td><strong>1 November 2017</strong></td>
<td><strong>Application Permitted</strong></td>
<td><strong>Mr A Seniunas</strong></td>
<td><strong>Erection of two storey side and single storey rear extension. 98 Burdetts Road Dagenham Essex RM9 6XY</strong></td>
<td><strong>Goresbrook</strong></td>
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<tr>
<td>17/00986/ CDN</td>
<td>Application Permitted on 1 November 2017</td>
<td>Mr M Ali</td>
<td>Application for approval of details reserved by conditions 3 (fencing/balcony details), 5 (risk assessment), 6 (remediation scheme) and 7 (remediation notification) in respect of planning permission 16/01402/FUL. 223 Reede Road Dagenham Essex RM10 8EH</td>
<td>Eastbrook</td>
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<td>17/01089/CDN</td>
<td>Permitted</td>
<td>LBBD - Mrs M Kirlew</td>
<td>Application for approval of details reserved by conditions 4 (soft landscaping), 6 (hard landscaping) and 7 (boundary treatment) in respect of planning permission 16/01305/REG3. Burford Close Garages Burford Close Dagenham Essex</td>
<td>Becontree</td>
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<tr>
<td>17/01097/CDN</td>
<td>Permitted</td>
<td>LBBD - Mrs M Kirlew</td>
<td>Application for approval of details reserved by condition 3 (external materials) in respect of planning permission 16/01305/REG3. Burford Close Garages Burford Close Dagenham Essex</td>
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<tr>
<td>17/01324/CDN</td>
<td>Permitted</td>
<td>Countryside Properties UK Ltd &amp; Fresh Wharf Developments Ltd</td>
<td>Application for approval of details reserved by condition 39 (bat survey) in respect of planning permission 14/01196/OUT. Fresh Wharf Estate Fresh Wharf Road Barking Essex</td>
<td>Gascoigne</td>
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<tr>
<td>17/01346/FUL</td>
<td>Refused</td>
<td>Mr B Singh</td>
<td>Erection of first floor side extension incorporating hip to gable roof extension. 30 Eric Road Chadwell Heath Romford Essex RM6 6JJ</td>
<td>Whalebone</td>
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<td>17/01499/FUL</td>
<td>Permitted</td>
<td>Ms C Goodchild</td>
<td>Erection of first floor side/rear extension. 108 Maxey Road Dagenham Essex RM9 5HS</td>
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<tr>
<td>17/01176/ FUL</td>
<td>Application Refused on 2 November 2017</td>
<td>Mr S Lastun</td>
<td>Erection of part single, part two storey side extension and single storey front extension. 125 Connor Road Dagenham Essex RM9 5UT</td>
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<tr>
<td>17/01402/ CLU_P</td>
<td>Certificate issued on 2 November 2017</td>
<td>Mrs M Begum</td>
<td>Application for a certificate of lawfulness for a proposed development: Loft conversion involving construction of rear dormer window, hip-to-gable end roof and installation of front rooflights. 27 Herbert Gardens Chadwell Heath Romford Essex RM6 4BS</td>
<td>Whalebone</td>
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<tr>
<td>17/01448/ FUL</td>
<td>Application Permitted on 2 November 2017</td>
<td>Mr R Simulis</td>
<td>Erection of front porch. 40 Thorntons Farm Avenue Rush Green Romford Essex RM7 0TU</td>
<td>Eastbrook</td>
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2 November 2017

3 November 2017

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<td>17/01398/ FUL</td>
<td>Application Permitted on 3 November 2017</td>
<td>Dora M Pasirayi</td>
<td>Change of use of single dwelling as house in multiple occupation (HMO) (retrospective). 111 Turnage Road Dagenham Essex RM8 1QT</td>
<td>Whalebone</td>
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<tr>
<td>17/01401/ FUL</td>
<td>Application Permitted on 3 November 2017</td>
<td>Mrs M Begum</td>
<td>Erection of part single, part two storey rear extension. 27 Herbert Gardens Chadwell Heath Romford Essex RM6 4BS</td>
<td>Whalebone</td>
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<td>17/01462/ FUL</td>
<td>Application Permitted on 3 November 2017</td>
<td>Mr S Khurram</td>
<td>Demolition of rear extension and erection of replacement single storey rear extension to shop. 610 Longbridge Road Dagenham Essex RM8 2AJ</td>
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<tr>
<td>17/01485/ FUL</td>
<td>Application Permitted on 3 November 2017</td>
<td>Mr Costigan</td>
<td>Erection of first floor side and rear extension. 92 Flamstead Road Dagenham Essex RM9 4JL</td>
<td>Goresbrook</td>
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<tr>
<td>17/01578/ PRIOR6</td>
<td>Prior approval required and permission refused on 3 November 2017</td>
<td>Mr &amp; Mrs Hauca</td>
<td>Application for prior approval of proposed single storey rear extension (depth: 5.0 metres; height to eaves: 2.8 metres and maximum height: 3.0 metres). 34 Lowry Road Dagenham Essex RM8 2NL</td>
<td>Becontree</td>
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<tr>
<td>17/01583/ PRIOR6</td>
<td>Prior approval required and permission refused on 3 November 2017</td>
<td>Mr K H Choudhury</td>
<td>Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 2.8 metres and maximum height: 4.0 metres). 12 Linkway Dagenham Essex RM8 2TA</td>
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<td>17/01654/ CDN</td>
<td>Application Permitted on 3 November 2017</td>
<td>Berkeley Square Developments</td>
<td>Application for approval of details reserved by conditions 19 (noise and dust control) and 39 (living roofs) in respect of planning permission 15/00951/OUT (Area 1). London East Business And Technical Park Yewtree Avenue Dagenham Essex</td>
<td>Eastbrook</td>
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### BE-FIRST WORKING ON BEHALF OF LONDON BOROUGH OF BARKING & DAGENHAM REGENERATION AND ECONOMIC DEVELOPMENT DEVELOPMENT CONTROL BOARD Applications Decided/Refused under Delegated Powers

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<tr>
<td>17/01708/CDN</td>
<td>Application Permitted on 3 November 2017</td>
<td>Berkeley Square Developments</td>
<td>Application for approval of details reserved by condition 20 (noise and vibration control) in respect of planning permission 15/00951/OUT. London East Business And Technical Park Yewtree Avenue Dagenham Essex</td>
<td>Eastbrook</td>
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<tr>
<td>17/01509/CLU_P</td>
<td>Certificate issued on 6 November 2017</td>
<td>Mr U Iqbal</td>
<td>Application for a certificate of lawfulness for a proposed development: Loft conversion involving construction of rear dormer window and installation of front rooflights. 539 Ripple Road Dagenham Essex RM9 4QL</td>
<td>Eastbury</td>
</tr>
<tr>
<td>17/01512/CLU_P</td>
<td>Certificate refused on 6 November 2017</td>
<td>Mr G Sufaj</td>
<td>Application for a certificate of lawfulness for a proposed development: Loft conversion involving construction of gable end roof, rear dormer window and two front rooflights 45 Bevan Avenue Barking Essex IG11 9NW</td>
<td>Eastbury</td>
</tr>
<tr>
<td>17/01450/FUL</td>
<td>Application Refused on 7 November 2017</td>
<td>Ikpaland Enterprises UK Ltd</td>
<td>Retention of single storey side extension. Bull Inn Rainham Road South Dagenham Essex RM10 8AQ</td>
<td>Village</td>
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## BE-FIRST WORKING ON BEHALF OF LONDON BOROUGH OF BARKING & DAGENHAM REGENERATION AND ECONOMIC DEVELOPMENT DEVELOPMENT CONTROL BOARD Applications Decided/Refused under Delegated Powers

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<tr>
<td>17/01517/ FUL</td>
<td>Application Permitted on 7 November 2017</td>
<td>Mrs J Hamouda</td>
<td>Demolition of existing rear extension and erection of single storey rear extension. 44 Strathfield Gardens Barking Essex IG11 9UL</td>
<td>Longbridge</td>
</tr>
<tr>
<td>17/01520/ TPO</td>
<td>Application Permitted on 7 November 2017</td>
<td>London East Business And Technical</td>
<td>Application for tree works subject to a tree preservation order: Crown lift of no more than 0.5m and crown cleaned to remove any deadwood or damaged to group of Lime Trees. London East Business And Technical Park Yewtree Avenue Dagenham Essex</td>
<td>Eastbrook</td>
</tr>
<tr>
<td>17/01521/ FUL</td>
<td>Application Permitted on 7 November 2017</td>
<td>Diocese Of Brentwood</td>
<td>Erection of a canopy to provide a covered walkway. All Saints Roman Catholic Secondary School Terling Road Dagenham Essex RM8 1JT</td>
<td>Heath</td>
</tr>
<tr>
<td>17/01593/ PRIOR6</td>
<td>Prior approval required and permission refused on 7 November 2017</td>
<td>Mr A Malsory</td>
<td>Application for prior approval of proposed single storey rear extension (depth: 4.5. metres; height to eaves: 2.5 metres and maximum height: 3.0 metres). 6 Jackson Road Barking Essex IG11 7UE</td>
<td>Gascoigne</td>
</tr>
<tr>
<td>17/01597/ PRIOR6</td>
<td>Prior approval required on 7 November 2017</td>
<td>Mr I Ali</td>
<td>Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 2.7 metres and maximum height: 3.15 metres). 14 Waverley Gardens Barking Essex IG11 0BQ</td>
<td>Thames</td>
</tr>
<tr>
<td>Application Reference</td>
<td>Decision</td>
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<td>8 November 2017</td>
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<tr>
<td>17/01149/CLU_P</td>
<td>Certificate issued on 8 November 2017</td>
<td>Mr Y Odesanya</td>
<td>Application for a certificate of lawfulness for a proposed development: Loft conversion involving construction of gable end roof, rear dormer window and two front rooflights 67 Manor Road Dagenham Essex RM10 8BB</td>
<td>Village</td>
</tr>
<tr>
<td>17/01282/FUL</td>
<td>Application Refused on 8 November 2017</td>
<td>Mr M Amaranto</td>
<td>Erection of part single/part two storey side extension and single storey rear extension in association with conversion of existing house into 2 three bedroom flats. 4 Wilthorne Gardens Dagenham Essex RM10 9TR</td>
<td>Village</td>
</tr>
<tr>
<td>17/01491/PRIOFF</td>
<td>Prior approval required and permission refused on 8 November 2018</td>
<td>RSBS Developments</td>
<td>Application for prior approval: Notification of a proposed change of use of first floor from B1(a) office use to C3 residential use (3 one bedroom flats and 5 two bedroom flats). Creekmouth Industrial Estate 57 River Road Barking Essex IG11 0DA</td>
<td>Thames</td>
</tr>
<tr>
<td>17/01469/FUL</td>
<td>ApplicationPermitted on 8 November 2017</td>
<td>Ms M Tabassum</td>
<td>Erection of two storey side extension and first floor rear extension. 684 Longbridge Road Dagenham Essex RM8 2AH</td>
<td>Becontree</td>
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<tr>
<td>17/01471/CLU_P</td>
<td>Certificate issued on 8 November 2017</td>
<td>Mr &amp; Mrs M A Khan</td>
<td>Application for a certificate of lawfulness for a proposed development: Loft conversion involving construction of gable end roof and rear dormer window and installation of front rooflights, erection of side and rear extensions, front porch and outbuilding. 10 Norton Road Dagenham Essex RM10 8BP</td>
<td>Village</td>
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**BE-FIRST WORKING ON BEHALF OF LONDON BOROUGH OF BARKING & DAGENHAM REGENERATION AND ECONOMIC DEVELOPMENT DEVELOPMENT CONTROL BOARD**

**Applications Decided/Refused under Delegated Powers**

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<tr>
<td>17/01507/CDN</td>
<td>Permitted</td>
<td>Friends Life Ltd</td>
<td>Application for approval of details reserved by condition 31 (CEMP) in respect of planning permission 14/00966/OUT. Merrielands Development Site Merrielands Crescent Dagenham Essex</td>
<td>Thames</td>
</tr>
<tr>
<td>17/01522/TPO</td>
<td>Permitted</td>
<td>Barking And Dagenham College Of Technology</td>
<td>Application for tree works subject to a tree preservation order: Various works including removal of basal growth, lifting canopies, cutting back, removal of deadwood and felling. Barking And Dagenham College Of Technology Dagenham Road Rush Green Romford Essex RM7 0XU</td>
<td>Eastbrook</td>
</tr>
<tr>
<td>17/01524/FUL</td>
<td>Refused</td>
<td>Mr M Merchant</td>
<td>Retention of dwelling as a house in multiple occupation. 96 Upney Lane Barking Essex IG11 9LR</td>
<td>Longbridge</td>
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<tr>
<td>17/01532/FUL</td>
<td>Permitted</td>
<td>Miss O Snegur</td>
<td>Erection of single storey side garage and front porch. 27 Fuller Road Dagenham Essex RM8 2TT</td>
<td>Becontree</td>
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<tr>
<td>17/01604/PRIOR6</td>
<td>Prior approval not required</td>
<td>Mr I Gyimah</td>
<td>Application for prior approval of proposed single storey rear extension (depth: 6.0 metres; height to eaves: 3.0 metres and maximum height: 4.0 metres). 6 Holgate Gardens Dagenham Essex RM10 8NH</td>
<td>Alibon</td>
</tr>
<tr>
<td>17/01613/PRIOR6</td>
<td>Prior approval required and permission refused</td>
<td>Mrs F Chowdhury</td>
<td>Application for prior approval of proposed single storey rear extension (depth: 4.5 metres; height to eaves: 2.5 metres and maximum height: 2.7 metres). 112 Tallow Close Dagenham Essex RM9 6EU</td>
<td>Goresbrook</td>
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<tr>
<td>17/01691/CDN</td>
<td>Application Permitted on 8 November 2017</td>
<td>Berkeley Square Developments</td>
<td>Application for approval of details reserved by conditions 18 (Lighting Management Strategy), 40 (Security Management Plan) and 29 (BREEAM) in respect of planning permission 15/00951/OUT. London East Business And Technical Park Yewtree Avenue Dagenham Essex</td>
<td>Eastbrook</td>
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