

**Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure)(England) Order 2015  
(as amended)**

**Jo Hanslip,  
Urbanissta Ltd  
Urbanissta Ltd,EastSide,  
London,N1C4AX**

**GRANTED**  
**Application Number**  
3955/22  
**Case Officer**  
Ferhan Coggins  
[www.redbridge.gov.uk](http://www.redbridge.gov.uk)

**Location of Development**

Development At 39,Perth Road,Gants Hill,Ilford

**Description of Development**

Demolish existing building. Erection of 9 storey building consisting of 8 x 1 bedroom self-contained flats with associated cycle,waste/refuse storage and amenity space. (Summary).

**Proactive and Positive Statement**

In accordance with the National Planning Policy Framework and with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the following statement explains how Redbridge as local planning authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with this application. Redbridge, as the local planning authority, has worked with the applicant in a positive and proactive manner by offering a full pre-application service to ensure that the applicant had the opportunity to submit an application that was likely to be considered favourably. In addition, the local planning authority has also produced policies and provided written guidance, all of which are made available on the Council's website.

The following Redbridge Local Plan and The London Plan 2021 policies were used in the consideration of this application: D12 (Fire safety),D3 (Optimising site capacity through the design-led approach),H1 (Increasing housing supply),H10 (Housing size mix),H2 (Small sites),,LP2 (Delivering Housing Growth),LP21 (Water and Flooding),LP22 (Promoting Sustainable Transport),LP23 (Cycle and Car Parking),LP26 (Promoting High Quality Design),LP27 (Tall Buildings),LP29 (Amenity and Internal Space Standards),LP5 (Dwelling Mix),T5 (Cycling),T6.1 (Residential parking)

**DECISION**

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

1. The development hereby permitted shall be begun no later than the expiration of three years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the following approved plans: AD-01 Rev A(Existing plans),AD-02(Existing Elevations),AD-11 Rev H(Proposed Plans-B/G/1st received 8.2.24),Street Scene 2nd – 7/8th/R AD 11 ,AD-12 Rev K (Proposed Plans 2nd/3rd/4th-/7th/8th/R), AD-13(Proposed roof plan),AD-14 Rev D (Proposed Elevations),AD-15 Rev D( Street Scene 2nd/7th/8th/R),AD-17 Rev A(Indicative Section),Fire Planning Statement Issue 2 dated 8/6/2023,HSE official response,Noise impact Assessment 26/10/2022,Planning Statement & SCI(Amended v2),Design and Access Statement,Daylight and Sunlight Report 15.11.2023 by Waldrams,AD-OS Rev A(OS Map)

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

3. Notwithstanding the samples and details submitted with the proposal hereby approved,prior to commencement of development( excluding demolition and site preparation) details (samples / plans as appropriate) of all facing materials,shall be submitted to and approved in writing by the Local Planning Authority. The details shall also include:

- a) Brickwork;
- b) Cladding;
- c) Windows and doors (including reveals and frames);
- d) balconies and privacy screens;
- e) Canopies;
- f) External guttering;
- g) Details of all rooftop structures including flues,satellite dishes,plant,lift overruns, cleaning cradles;
- h) Noticeboards;
- i) Signage (not otherwise requiring Advertisement Consent);
- j) Plant enclosures;

The development shall not be carried out otherwise than in accordance with the approved details.

Reason: To ensure that the external appearance of the building is satisfactory in accordance with the requirements of policy LP26 of the Council's Local Plan.

The objectives and purposes of this condition are such that it is required to be complied with before commencement. As such,those objectives and purposes would not be met if expressed other than as a pre-commencement condition.

4. Prior to the commencement of the development( excluding demolition and site preparation),revised cycle parking showing two tier arrangement on the rear wall of the storage shall be submitted to and approved by the Local Planning Authority. Approved

details shall be implemented at the site and retained at all times.

Reason: In order to ensure that satisfactory provision is made to accommodate vehicles and cycles within the site, and to accord with Policy T5 of the London Plan and Policy LP23 of the Council's Local Plan.

5. Before the development hereby permitted commences at the site (excluding demolition and site preparation), a scheme shall be submitted to and approved in writing by the Local Planning Authority describing the means by which future occupiers (with the exception of a holder of a disabled persons badge) of this development shall be excluded from any Local Car Parking Permit Scheme which may be in force in the area at any time. The scheme shall ensure that such future occupiers are notified in writing that they are excluded from obtaining a local parking permit and have waived their rights and entitlement to a local parking permit in any controlled parking zone in the vicinity of the development. The development shall only be carried out, completed and occupied in accordance with that approved scheme.

Reason: To accord with policy T6.1 of the London Plan and LP23 of the Local Plan.

6. Prior to the commencement of development hereby approved, a construction management and logistics plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include details of:
  - a) Demolition plans;
  - b) The location of notice board/s on the site to include details of the site manager, including contact details (phone, facsimile, email, postal address);
  - c) A strategy for the parking of vehicles of site operatives and visitors;
  - d) A strategy for the loading and unloading of plant and materials;
  - e) A strategy for the storage of plant and materials used in constructing the development;
  - f) Details of the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - g) Details of any means of protection of services such as pipes and water mains within the road;
  - h) Measures to be adopted to maintain the site in a tidy condition in terms of disposal/storage of rubbish, storage and unloading of building materials and similar construction activities;
  - i) Measures to be adopted to ensure that pedestrian access past the site on the public footpaths is safe and not obstructed during construction works;
  - j) Location of workers' conveniences (e.g. toilets, showers);
  - k) Reasonable measures to be adopted, such as a restriction on the size of construction vehicles and machinery accessing the site, to minimise any potential damage occurring to adjacent streets throughout the construction period;
  - l) Location of vehicle and construction machinery access during the period of site works including identification of any works necessary to the public highway necessary to provide a means of access during the construction and/or operation of the development;
  - m) Numbers and timing of truck movements throughout the day and the proposed routes broken down by size of trucks;
  - n) Vehicle holding areas;

- o) Construction traffic routes;
  - p) Hours of work;
  - q) Noise suppression measures;
  - r) Procedures including wheel washing for controlling sediment runoff, dust and the removal of soil, debris and demolition and construction materials from public roads or places;
  - s) Details of the mitigation measures for dust and emissions as well as methodology for monitoring during construction; and
  - t) A Site Waste Management Plan which includes details of the design and materials of the refuse and recycling enclosure/s, access (including access and usability by persons with mobility impairment) separation (including separated storage of recyclable materials), monitoring to deter contamination of bins, collection and removal.
- The development hereby permitted shall only be carried out and completed in accordance with the approved scheme.

Reason: In order to comply with Policy LP22 of the Council's Local Plan and to ensure that the construction of the development is undertaken in a manner which minimises its' effect on the local environment.

The objectives and purposes of this condition are such that it is required to be complied with before commencement. As such, those objectives and purposes would not be met if expressed other than as a pre-commencement condition.

7. Before the use hereby permitted commences at the site, details of the proposed refuse and recycling storage facilities to be provided at the site shall be submitted to and approved in writing by the Local Planning Authority. The facilities as approved shall then be provided at the site prior to use hereby permitted first commencing and retained at the site thereafter in accordance with the approved drawings at all times.

Reason: In order to ensure that any such facilities respect the visual amenity of the locality, and the amenities enjoyed by occupants of neighbouring property and to comply with Policy LP26 of the Council's Local Plan.

The objectives and purposes of this condition are such that it is required to be complied with before commencement. As such, those objectives and purposes would not be met if expressed other than as a pre-commencement condition.

8. The development hereby approved shall be designed to meet water consumption target of 105 litres per person per day, with an additional 5 litres per person per day for external water use.

Reason: In order to comply with London Plan Policy SI5.

9. No development shall commence until details of the surface water drainage works, incorporating Sustainable Drainage Systems, have been submitted to and approved in writing by the Local Planning Authority. The applicant should provide details clearly demonstrating how the principles of Sustainable Drainage Systems have been maximised at this site with the reasons for not using such techniques fully explained and justified.

Reason: To comply with Policy LP21 of the Council's Local Plan, and to prevent the

increased risk of flooding to third parties, to the site itself, to improve water quality and enhance biodiversity.

The objectives and purposes of this condition are such that it is required to be complied with before commencement. As such, those objectives and purposes would not be met if expressed other than as a pre-commencement condition.

10. All non-CHP gas fired boilers installed in this development must achieve dry NO<sub>x</sub> emission levels no greater than 40 mg/kWh.

Reason: To protect air quality and health in accordance with the aims of the Redbridge Local Plan and Air Quality Action Plan.

11. Notwithstanding the details submitted with this application, the proposal must:
  - 1) identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point
  - 2) be designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire, including appropriate fire alarm systems and passive and active fire safety measures
  - 3) be constructed in an appropriate way to minimise the risk of fire spread
  - 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users
  - 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
  - 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development

Reason: In the interests of fire safety and to ensure the safety of all building users in compliance with Policy D12 of the London Plan.

12. Prior to commencement of construction works, full details of the sound insulation and ventilation strategy shall be submitted to and approved in writing by the Local Planning Authority, showing how the building has been designed to meet the following internal criteria:

- a) Living Rooms: 35 dB LAeq, 16hr (between 07:00 and 23:00 hrs)
- b) Bedrooms: 30 dB LAeq, 8hr (between 23:00 and 07:00 hrs)
- c) Bedroom: 45 dB LAFmax to be exceeded no more than 10 times per night-time between 23:00 and 07:00 hours from sources other than emergency sirens.

The scheme shall be fully implemented in accordance with the approved details.

Reason: To limit noise pollution in accordance with Policies LP24 and LP26 of the Council's Local Plan and D14 of the London Plan.

13. Prior to occupation, acoustic commissioning testing shall be undertaken by an ANC or IOA accredited organisation for a representative sample to demonstrate compliance with the terms of Condition 12. The commissioning protocol shall be agreed in writing with the Local Planning Authority in advance of testing and the results shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To limit noise pollution in accordance with Policies LP24 and LP26 of the Council's Local Plan and D14 of the London Plan.

14. Prior to occupation, the unused section of the vehicle crossover serving the site shall be removed, with the kerbline and footway reinstated in its place to match the level and materials of the adjoining sections of footway. All works to be undertaken by the Council's contractors and at the applicant's expense.

Reason: To maintain the quality of the public realm and ensure the safe and efficient operation of the highway to comply with Policy LP22 of the Council's Local Plan and T2 of the London Plan.

15. Before the development hereby permitted commences at the site (excluding demolition and site preparation), a scheme showing proposed landscaping including green roof and its maintenance, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be maintained thereafter.

Reason: In order to ensure that the development has a satisfactory appearance and to accord with Policies LP26 and LP38 of the Council's Local Plan Trees and the Council's Trees and Landscaping Supplementary Planning Document Adopted June 2006.

The objectives and purposes of this condition are such that it is required to be complied with before commencement. As such, those objectives and purposes would not be met if expressed other than as a pre-commencement condition.

16. Before the development hereby permitted commences at the site:


1. A Basement Impact Assessment shall be carried out by a suitably qualified person, including the following stages:

- (a) Stage 1 - Screening
- (b) Stage 2 - Scoping
- (c) Stage 3 - Site investigation and study
- (d) Stage 4 - Impact assessment; and
- (e) Stage 5 - Review and decision making.
- (f) A 'non technical summary' of the Basement Impact Assessment.

2. The Basement Impact Assessment shall demonstrate that the development will perform satisfactorily in regard to the structural integrity of the building and neighbouring properties, and will not have an unacceptable risk of flooding nor increase the risk of flooding elsewhere.

3. The Basement Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted commences at the site.

Reason: In order to comply with Policy LP31 of the Council's Local Plan and to ensure that inconvenience and risk to occupiers and neighbouring properties is minimised.

Signed: 

Date: 01 March 2024

---

**Robert Lancaster**  
**Operational Director of Planning and Building Control**

---

## **THE ATTENTION OF THE APPLICANT IS DRAWN TO THE FOLLOWING INFORMATION:**

This informative relates to any works, which are required to be carried out within the Public Highway in connection with any development for which planning permission has been received. The granting of planning permission does not allow the person or persons receiving the permission to undertake any works within the Public Highway. Any person or persons wishing to carry out work within the Public Highway or to have work carried out on their behalf within the Public Highway, must either seek the permission of the Chief Highways & Cleansing Services Officer or give the appropriate notice to the Highway Authority. Further information can be obtained from the Chief Highways and Cleansing Services Officer's staff at Lynton House, High Road, Ilford. Tel.No. 020 8708 3946.

Should your proposed development include the formation of new dwellings you are encouraged to apply to the Street Naming and Numbering team who will work in collaboration with external bodies including the emergency services and Royal Mail to have the new unit(s) formally named. Please contact [SNN@redbridge.gov.uk](mailto:SNN@redbridge.gov.uk) or 0208 708 2913 for more information.

Redbridge Planning Service adopts a positive and proactive approach when engaging with applicants/agents in line with the National Planning Policy Framework. We encourage engagement with the pre-application service to avoid delays in the planning process. <https://www.redbridge.gov.uk/planning-and-building/planning/>

The applicant should be aware that Building Regulations approval will be required for most types of building work. Please see information and how to apply for Building Regulation consent at: <https://www.redbridge.gov.uk/planning-and-building/building-control/> or for further assistance contact the Building Control Section.  
e-mail: [Buildingcontrol@redbridge.gov.uk](mailto:Buildingcontrol@redbridge.gov.uk) Telephone: 020 8708 2529.

The proposed development is located within 15 metres of a strategic sewer. Thames Water requests the following condition to be added to any planning permission. 'No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.' Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes> Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

As you are redeveloping a site, there may be public sewers crossing or close to your development. If you discover a sewer, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities,

The following advice should be followed regarding the proposed basement:

- Basement to be fully waterproofed (tanked) and waterproofing to be tied in to the ground floor slab as appropriate: to reduce the turnaround time for returning the property to full operation after a flood event.
- Plaster boards should be installed in horizontal sheets rather than conventional vertical installation methods to minimise the amount of plasterboard that could be damaged in a flood event.
- Wall sockets should be raised to as high as is feasible and practicable in order to minimise damage if flood waters inundate the property. Sockets must be fed from the ceiling down.
- Any wood fixings on basement / ground floor should be robust and/or protected by suitable coatings in order to minimise damage during a flood event.
- The basement waterproofing where feasible should be extended to an appropriate level above existing ground



levels.

- There should be a small sump area installed within the basement floor in the event that the basement does flood. The sump pump should be fitted with a non-return valve to prevent water backing up into the property should the mains sewer become full.
- An 'ACO Drain', or similar approved, should be installed at the base of the ramp down into the basement to prevent surface water run-off from entering the basement area

### **Conditions**

The applicant is advised that the attached conditions must be fully complied with in accordance with the time frame set out in the condition. Failure to do so may result in the Council taking enforcement action with liability on conviction of a summary offence to a fine of up to £20,000.

### **Amendments**

The Local Planning Authority's decision relates strictly to the development described in the application and shown on the approved drawings. Should you wish to vary/amend the development you should contact the case officer as any changes will require separate consent.

### **Site Visit**

Please note that an Officer from the Council's Planning and Regeneration Services may at any time undertake a site visit, in order to ascertain that any works being carried out have been completed in accordance with the approved Planning Application. Any deviation from the granted permission may lead to the removal or alteration of the works.

### **Appeals**

Before appealing, you are encouraged to contact us, using the Council's pre-application service, to discuss whether possible amendments may make the development acceptable.

If you are aggrieved by the decision of your local planning authority to grant permission subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

This must be done within 12 weeks for a householder or minor commercial applications, 6 months for full planning permission, listed building, conservation area consent and 8 weeks for advert consent from the date of the decision notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision>.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

### **Building Control**

If the proposal, as detailed in the decision notice, involves an extension or material alteration of an existing building or the putting of an existing building to a different use, or the erection of a new building then the Building Regulations 2000 (as amended) will apply, and a separate consent for this proposal may be required. In the event of major demolition (i.e. commercial sites or housing sites), it may also be necessary to serve a Notice under Section 80 of the Building Act 1984. For further advice or assistance, please contact the Building Control Section. [BuildingControl@redbridge.gov.uk](mailto:BuildingControl@redbridge.gov.uk) or 0208 708 2529.

You must find out whether the work falls within the Party Wall Act (1996). If it does, you must notify all affected neighbours. <https://www.gov.uk/party-wall-etc-act-1996-guidance>

### **Street naming and Numbering**

Should your development include the formation of new dwellings you will need to apply to the Street Naming and Numbering team who will work in collaboration with external bodies including the emergency services and Royal Mail to have the new unit(s) formally named. Please contact [SNN@redbridge.gov.uk](mailto:SNN@redbridge.gov.uk) or 0208 708 2913 for further advice.

### **Purchase Notices**

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

### **Right to Light**

The right to light is a legal property right and falls outside planning legislation. The owner or tenant of the obstructed property may sue, either for the removal of the obstruction or for damages.