

## FULL PLANNING PERMISSION APPROVAL

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2010

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Please see notes at the end of this notice

### Applicant

Mr Waqar Ahmed Icona Homes Ltd  
28 Furze Lane  
Purley  
Surrey  
CR8 3EG  
UK

### Agent

Mr David Mansoor Drawing and Planning Ltd  
Mercham House  
25-27 The Burroughs  
Hendon  
Greater London  
NW4 4AR  
United Kingdom

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## Part I - Particulars of Application

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Date of Application: 4th December 2012

Application No: 12/02136/FUL

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Proposal: Retention of part 3 storey, part 4 storey building to facilitate the creation of 4 units (1 x 3 bed and 3 x 1 bed) on ground, lower first, first, second and third floors, internal alterations and associated cycle store.

Location: 183 High Street North East Ham London E6 1JB

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## Part II - Particulars of Decision

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In pursuance of the powers under the above Act and Order the London Borough of Newham hereby gives notice that **PLANNING PERMISSION HAS BEEN APPROVED** for the carrying out of the development referred to in Part I hereof and as described and shown on the application and plan(s) submitted, subject to the following conditions and notes:

- APPROVED PLAN(S): All works are to be completed in accordance with drawing number(s) as described. No further drawings apply, unless otherwise approved in writing by the Local Planning Authority.**

#### Ground Floor Plans

Plan Ref: HGHST-P100, Version: A, Dated: 01.01.2013, Received: 28.01.2013

#### First Floor Plans

Plan Ref: HGHST-P101, Version: A, Dated: 01.01.2013, Received: 28.01.2013

#### First Floor Plans

Plan Ref: HGHST-P102, Version: A, Dated: 01.01.2013, Received: 28.01.2013

**Second Floor Plans**

Plan Ref: HGHST-P103, Version: A, Dated: 01.01.2013, Received: 28.01.2013

**Third Floor**

Plan Ref: HGHST-P104, Version: A, Dated: 01.01.2013, Received: 28.01.2013

**Proposed Elevations**

Plan Ref: HGHST-E102, Version: A, Dated: 01.01.2013, Received: 28.01.2013

**Location Plan**

Plan Ref: HGHST-L101, Version: A, Dated: 01.01.2013, Received: 28.01.2013

**Block plan**

Plan Ref: HGHST-L102, Version: A, Dated: 01.01.2013, Received: 28.01.2013

**Existing Elevations**

Plan Ref: HGHST-E101, Dated: 01.11.2012, Received:

**Existing Elevations**

Plan Ref: HGHST-E002, Dated: 01.11.2012, Received:

**Existing Elevations**

Plan Ref: HGHST-E003, Dated: 01.11.2012, Received:

**Proposed Elevations**

Plan Ref: HGHST-E103, Dated: 01.11.2012, Received:

**Existing Elevations**

Plan Ref: HGHST-E004, Dated: 01.11.2012, Received:

**Proposed Elevations**

Plan Ref: HGHST-E104, Dated: 01.11.2012, Received:

**Reason:** To ensure that the development is undertaken in accordance with the approved drawing(s) thereby meeting design quality benchmarks that ensure it will contribute positively to the Council's vision for the area, in line with Policies 7.5 and 7.6 of The London Plan (adopted July 2011) and Policies S1, SP1 and SP3 of the Newham Core Strategy (approved by Council for adoption on 26th January 2012). The development is acceptable on the basis of the particulars contained within the application and this condition seeks to ensure the development is undertaken in strict accordance with those details as approved.

2. The development hereby permitted must be completed within THREE MONTHS from the date of this permission.

Reasons: To ensure that the development is completed within a reasonable period and regard to the Council's enforcement notice (ref. 10/01290/ENFC).

**Summary of Policies and Reasons:**

The Council's decision to grant planning permission in this instance arose following careful consideration of the relevant provisions of the Council's adopted development plan and of all other relevant material considerations. In deciding to grant permission in this instance, the Council found the proposal to be acceptable in the context of the development plan and all other relevant material considerations. Of particular relevance to this decision were the following policies:

London Borough of Newham Unitary Development Plan (saved by the Secretary of State in 2007 and not deleted on adoption of the Core Strategy on 26th January 2012):

- EQ45 Pollution;
- H17 Housing Design and Layout, and
- T14 Design to Minimise Road Accidents in New Development.

The London Plan, July 2011

- 3.1 Ensuring Equal Life Chances for All;
- 3.3 Increasing Housing Supply;
- 3.4 Optimising Housing Potential;
- 3.5 Quality and Design of Housing Developments;
- 3.8 Housing Choice;
- 5.1 Climate Change Mitigation;
- 5.2 Minimising Carbon Dioxide Emissions;
- 5.3 Sustainable Design and Construction;
- 5.7 Renewable Energy;
- 5.8 Innovative Energy Technologies;
- 5.21 Contaminated Land;
- 6.3 Assessing Effects of Development on Transport Capacity;
- 6.7 Better Streets and Surface Transport;
- 6.9 Cycling;
- 6.10 Walking;
- 6.11 Smoothing Traffic Flow and Tackling Congestion;
- 6.12 Road Network Capacity;
- 6.13 Parking;
- 7.1 Building London's Neighbourhoods and Communities;
- 7.2 An Inclusive Environment;
- 7.3 Designing Out Crime;
- 7.4 Local Character;
- 7.5 Public Realm;
- 7.6 Architecture;
- 7.14 Improving Air Quality;
- 7.15 Reducing Noise and Enhancing Soundscapes;

Newham Core Strategy (adopted on 26th January 2012):

- S1 Spatial Strategy;
- S6 Urban Newham;
- SP1 Borough-wide Place-making;
- SP2 Healthy Neighbourhoods;
- SP3 Quality Urban Design within Places;
- SP5 Heritage and other Successful Place-making Assets;
- INF2 Sustainable Transport; and
- H1 Building Sustainable Mixed Communities

National Planning Policy Framework (NPPF), March 2012

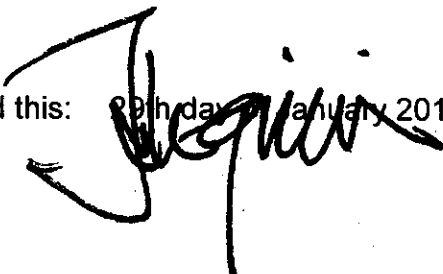
The proposed residential development will increase family housing stock in the area and provide a satisfactory level of living accommodation for future occupants of the new development in terms of room sizes and layout to help foster mixed sustainable

communities in line with the Council's wider regeneration and spatial objectives. The proposal would not give rise to any significant adverse effects in terms of loss of privacy, noise and disturbance and parking impacts to occupiers living in the locality.

**Informatives:**

1. In dealing with this application, Newham Council has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012 to work with the applicant in a positive and proactive manner. As with all applicants, we have made available detailed advice in the form of our statutory policies, and all other Council guidance, as well as offering a full pre-application advice service, so as to ensure the applicant has been given every opportunity to submit an application which is likely to be considered favourably.
2. The applicant is reminded of the 3 month implementation period. Failure to implement the development within the period will forfeit this permission and result in subsequent planning enforcement action.

Dated this: 29th day of January 2013



DIRECTOR OF STRATEGIC, REGENERATION, PLANNING AND OLYMPIC LEGACY.

## London Borough of Newham

### TOWN AND COUNTRY PLANNING ACT 1990

#### Appeals to the Secretary of State

- \* If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.
- \* If you want to appeal then you must do so within SIX months of the date of this notice, using a form, which is available from the Planning Inspectorate, (a copy of which must be sent to Newham Council) or complete an application online.  
The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN (e-mail: [enquiries@pins.gsi.gov.uk](mailto:enquiries@pins.gsi.gov.uk)) or (Tel: 0117 372 8000).  
To make an appeal online, please use [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs). The Inspectorate will publish details of your appeal on the internet. This may include copies of documentation from the original planning application and relevant supporting documents supplied to the local authority, and or information, including personal information belonging to you that you are happy will be made available in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.
- \* The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him that the Local Planning Authority could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.
- \* In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

#### Purchase Notice

- \* If either the Local Planning Authority or the Office of the Deputy Prime Minister refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by carrying out any development which has been or would be permitted.
- \* In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with Part VI of the Town and Country Planning Act 1990.

London Borough of Newham