

Planning Control  
London Borough of Havering  
Town Hall, Main Road  
Romford RM1 3BB  
Telephone: 01708 433100

9th June 2026

## PUBLICITY FOR PLANNING APPLICATIONS

Attached is a list of planning applications which have been received within the last 7 days.

Further details of the applications, including the plans, can be viewed online at [www.havering.gov.uk/planning](http://www.havering.gov.uk/planning). Follow the link for **Online Planning Searches**. The easiest way to view details of an application online is to search using the Application Number so please have this available when you use our website. Unfortunately St Albans ward follows St Andrews ward in this list - Use Ctrl and F to search for your ward.

If you wish to comment on any proposal (with the exception of any application with a F prefix or PIP prefix) please use the Online Comments Form available on our website. This is the quickest way of registering your comment with us. Alternatively send your comments to the address above quoting the application number and location. Comments must be received within **3 weeks** of the date above.

You cannot comment on PIP (permission in Principle) applications or call them in, but can view these on the Council's website.

Please note we do not make comments available for viewing on our website.

**Planning Control**

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## CRANHAM WARD

<b>Planning Application:</b>	P0607.26
<b>Proposal:</b>	Single storey rear extension.
<b>Location:</b>	41 Sunnycroft Gardens Upminster
<b>Agent:</b>	Zaavia Design 15 YOXLEY DRIVE ilford Redbridge IG2 6PZ

[View P0607.26 application details](#)

<b>Planning Application:</b>	P0640.26
<b>Proposal:</b>	New roof including raised ridge and part single, part two storey side/rear extension, front infill extension and change in material finish to elevations.
<b>Location:</b>	33 Claremont Gardens Upminster
<b>Agent:</b>	Mr Carl Biagioni 10 Squirrels Heath Avenue Romford Essex RM2 6AH

[View P0640.26 application details](#)

<b>Planning Application:</b>	P0653.26
<b>Proposal:</b>	Hip to gable loft conversion with an increase of ridge height, rear dormer, roof lights to front and windows to both sides
<b>Location:</b>	40 Ingrebourne Gardens Upminster
<b>Agent:</b>	Mr Malcolm Clarke The Old Stable Yard Sandpit Lane South Weald Brentwood CM14 5QE

[View P0653.26 application details](#)

<b>Planning Application:</b>	Y0139.26
<b>Proposal:</b>	Single storey rear extension with an overall depth of 6m, a maximum height of 3m, and an eaves height of 3m. (PRIOR APPROVAL)
<b>Location:</b>	23A Hall Lane Upminster
<b>Agent:</b>	Mr GARY CUMBERLAND The Rivendell Centre White Horse Lane Maldon Essex CM9 5QP

[View Y0139.26 application details](#)

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## ELM PARK WARD

<b>Planning Application:</b>	P0662.26
<b>Proposal:</b>	First floor extension above existing porch to front elevation

<b>Location:</b>	88 Warren Drive Hornchurch
<b>Agent:</b>	Mr George Peachey 30 Ravenscourt Grove Hornchurch Essex RM12 6HS

[View P0662.26 application details](#)

## EMERSON PARK WARD

<b>Planning Application:</b>	P0646.26
<b>Proposal:</b>	Construction of a 6xbed, 2 storey detached dwelling following demolition of existing bungalow
<b>Location:</b>	47 Nelmes Crescent Hornchurch
<b>Agent:</b>	Mrs Ana Moskaliova 14 MYGROVE GARDENS RAINHAM RM13 9QT

[View P0646.26 application details](#)

<b>Planning Application:</b>	P0677.26
<b>Proposal:</b>	Variation of condition No.2 (Approved plans) of planning permission ref: P1247.25 dated 19/11/2025 to allow for change of roof profile and alterations to rear fenestrations(Single storey rear extension to replace conservatory, alterations to fenestration, and alterations to front boundary including installation of railings and gates)
<b>Location:</b>	48 Ernest Road Hornchurch
<b>Agent:</b>	Mr Neil Rouse 16 Tennyson Road Hutton Brentwood CM13 2SJ

[View P0677.26 application details](#)

## GOOSHAYS WARD

<b>Planning Application:</b>	P0483.26
<b>Proposal:</b>	Redevelopment of redundant tennis courts to modern Padel Complex
<b>Location:</b>	Noak Hill Sports Complex, Noak Hill Rd Romford
<b>Agent:</b>	Design Graphics Associates 26 Regents Court Burnham-on-Crouch Essex CM0 8PP

[View P0483.26 application details](#)

<b>Planning Application:</b>	P0632.26
<b>Proposal:</b>	Single storey side/rear extension for subservient annexe and reconstruction of garage with covered walkway
<b>Location:</b>	70 Priory Road Romford

<b>Agent:</b>	Mr Ranjodh singh 43 NORTHFIELD PARK Hayes UB3 4NU
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[View P0632.26 application details](#)

## HAVERING-ATTE-BOWER WARD

<b>Planning Application:</b>	L0003.26
<b>Proposal:</b>	Urgent like-for-like repair of fishscale clay roof tiles, lead valley gutters and crested ridge tiles to the Grade II listed Bower Farm Cottage, following active water ingress. No change to the character or appearance of the building.
<b>Location:</b>	Bower Farm Cottage, 79 Orange Tree Hill Romford Havering-atte-bower
<b>Agent:</b>	Mrs Mira Lotz 5 Kelburne Close Reading RG41 6JG

[View L0003.26 application details](#)

<b>Planning Application:</b>	Y0136.26
<b>Proposal:</b>	Single storey rear extension with an overall depth of 6m, a maximum height of 4m, and an eaves height of 3m. (PRIOR APPROVAL)
<b>Location:</b>	42 St Johns Road Romford
<b>Agent:</b>	Mrs Renata Brukiene 30 ST. KATHERINES ROAD ERITH DA18 4DS

[View Y0136.26 application details](#)

## HYLANDS & HARROW LGE WARD

<b>Planning Application:</b>	P0623.26
<b>Proposal:</b>	Ground floor rear extension and double storey side extension.
<b>Location:</b>	53 Hyland Way Hornchurch
<b>Agent:</b>	Mr Tanay Patel 42 Hyland Way Hornchurch RM11 1DW

[View P0623.26 application details](#)

<b>Planning Application:</b>	P0635.26
<b>Proposal:</b>	Erection of one, single storey, 2xbed detached dwelling with parking and amenities
<b>Location:</b>	116 OSBORNE ROAD HORNCHURCH
<b>Agent:</b>	Mr J Patel 13 Montpelier Avenue Bexley Kent United Kingdom DA5 3AP

[View P0635.26 application details](#)

<b>Planning Application:</b>	P0674.26
<b>Proposal:</b>	Part single part two storey rear extension with solar panels on main roof slope
<b>Location:</b>	32 Laburnum Avenue Hornchurch
<b>Agent:</b>	Mrs NURHAN ERK 189 LATYMER ROAD LONDON N9 9PN

[View P0674.26 application details](#)

<b>Planning Application:</b>	P0683.26
<b>Proposal:</b>	Replacement windows
<b>Location:</b>	3 Clydesdale Road Hornchurch
<b>Agent:</b>	Izzy Higgins First Home Improvements Station Road Lenwade NR9 5LY

[View P0683.26 application details](#)

## HACTON WARD

<b>Planning Application:</b>	P0679.26
<b>Proposal:</b>	Proposed single storey front extension. Replacement windows and external finish changed to a light, smooth render.
<b>Location:</b>	30 Farm Way Hornchurch
<b>Agent:</b>	Mr Paul Hone 72 Southend Road Wickford Essex SS11 8DU

[View P0679.26 application details](#)

## MAWNEYS WARD

<b>Planning Application:</b>	P0613.26
<b>Proposal:</b>	Change of Use from Class C3 Dwellinghouse to Class C4 (HMO) for up to 4 people
<b>Location:</b>	201 Marlborough Road Romford
<b>Agent:</b>	Caroline Dobson 170 Kennington Lane London SE11 5DP

[View P0613.26 application details](#)

<b>Planning Application:</b>	P0652.26
<b>Proposal:</b>	Single storey rear extension, part demolition of existing side extension and addition of side door
<b>Location:</b>	97 LAWNS WAY ROMFORD

<b>Agent:</b>	Mr Ian Coward Post office road Chelmsford Essex CM1 7AD
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[View P0652.26 application details](#)

<b>Planning Application:</b>	P0671.26
<b>Proposal:</b>	Application for a dropped kerb
<b>Location:</b>	183 Havering Road Romford
<b>Agent:</b>	Mr John Kershaw 7 The Cobbles Cranham Upminster RM14 1YA

[View P0671.26 application details](#)

<b>Planning Application:</b>	P0672.26
<b>Proposal:</b>	Installation of a front dormer
<b>Location:</b>	53 Hacton Drive Hornchurch
<b>Agent:</b>	Mr marcel hurst 2 WREN GARDENS HORNCHURCH ESSEX RM12 4DT

[View P0672.26 application details](#)

<b>Planning Application:</b>	P0675.26
<b>Proposal:</b>	Demolition of existing side garage replaced with single storey extension.
<b>Location:</b>	182 Hainault Road Romford
<b>Agent:</b>	James Lusher 21 Thomas More House Barbican London EC2Y 8BT

[View P0675.26 application details](#)

<b>Planning Application:</b>	P0686.26
<b>Proposal:</b>	Single storey front extension and part single, part two storey rear extension
<b>Location:</b>	29 Fullers Close Romford
<b>Agent:</b>	Mr John Domenech 39 - 41 North Road, London N7 9DP

[View P0686.26 application details](#)

## MARSHALLS & RISE PK WARD

<b>Planning Application:</b>	P0600.26
<b>Proposal:</b>	Demolition of the existing garage on the adjacent land and erection of a new dwelling on land adjacent to 52 Moray Road, comprising a 3-bedroom, 5-person house. The proposal also includes the demolition of the existing conservatory, as well as a rear extension at 52 Moray Road. The development provides private amenity space, secure cycle storage, refuse and recycling facilities, and appropriate car parking.

<b>Location:</b>	52 Moray Way Romford
<b>Agent:</b>	ZAAVIA DESIGN 15 yoxley drive ilford IG2 6PZ

[View P0600.26 application details](#)

<b>Planning Application:</b>	P0617.26
<b>Proposal:</b>	Construction of 9 x dwellings comprising two x 1-bed, five x 2-bed and two x 3-bed with parking, cycle, landscaping and amenities following demolition of the existing buildings (Class E(g)(i) and B8)
<b>Location:</b>	COX HOUSE, 1A SEYMER ROAD ROMFORD
<b>Agent:</b>	Victoria Heath Fisher German LLP The Estates Office Unit A1 Norman Court Ashby-de-la-Zouch LE65 2UZ

[View P0617.26 application details](#)

<b>Planning Application:</b>	P0656.26
<b>Proposal:</b>	Proposed ground floor rear extension
<b>Location:</b>	9 Fontayne Avenue Romford
<b>Agent:</b>	Mr Anthony Demetrius 22 Cowland Avenue ENFIELD EN3 7DX

[View P0656.26 application details](#)

<b>Planning Application:</b>	P0661.26
<b>Proposal:</b>	Single storey rear extension, alterations to ground floor side fenestration and to existing rear steps following demolition of existing garage
<b>Location:</b>	316 Eastern Avenue East Romford
<b>Agent:</b>	MR ASAD DURRANI 37 REGAL HOUSE ROYAL CRESCENT LONDON IG2 7JY

[View P0661.26 application details](#)

<b>Planning Application:</b>	P0669.26
<b>Proposal:</b>	Proposed front infill extension, re-pitch roof to new level including incorporating front and rear dormers and removal of existing flat and pitched roof
<b>Location:</b>	Stockdale 8 Risebridge Chase Romford
<b>Agent:</b>	Mr Arthur Gunn 16 Poplar Road Rayleigh SS6 8SL

[View P0669.26 application details](#)

<b>Planning Application:</b>	Y0140.26
<b>Proposal:</b>	Single storey rear extension with an overall depth of 6m, a maximum height of 2.95m, and an eaves height of 2.95m. (PRIOR APPROVAL)
<b>Location:</b>	35 Heather Drive Romford

<b>Agent:</b>	Mr. Ashfaq Ahmed Office Suite 1 30 Uphall Road Ilford IG1 2JF
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[View Y0140.26 application details](#)

<b>Planning Application:</b>	Y0141.26
<b>Proposal:</b>	Single storey rear extension with an overall depth of 6m, a maximum height of 3m, and an eaves height of 2.90m. (PRIOR APPROVAL)
<b>Location:</b>	22 The Chase Romford
<b>Agent:</b>	mr ivan jaffa 5 the cobbles ivan brentwood CM15 8BP

[View Y0141.26 application details](#)

## RUSH GRN & CROWLANDS WARD

<b>Planning Application:</b>	P0621.26
<b>Proposal:</b>	Demolition of an existing lawful lean-to rear extension and erection of a replacement single-storey rear extension within the same footprint, extending 3.50 metres beyond the rear wall of the original dwellinghouse. The proposed extension would have a maximum height of 3.15 metres and an eaves height of 3.00 metres, measured from natural ground level.
<b>Location:</b>	22 Eastbury Road Romford
<b>Agent:</b>	Mr Irfan Malik 113 Cranbrook Road ILFORD IG1 4PU

[View P0621.26 application details](#)

<b>Planning Application:</b>	P0668.26
<b>Proposal:</b>	<p>Variation of condition Nos. 1(Detailed permission - amend approved plans), 2(Outline permission - amend outline drawings), 3(Outline permission part of Phase 1 - amend approved plans), 5(Amend approved parameter plans), 8(Amend phasing plan), 9(Amend approved Design Code document), 10(Amend phasing plan and submission of details of site levels), 12(Revise approved number of units in Block A),13(Revise approved number of units in outline scheme), 26(Remove stipulated size for communal amenity and open spaces), 27(Remove floor space limit for the uses), 35(Amend approved Ecological Appraisal documents), 42(Amend approved Air Quality Assessment documents), 52(Amend approved Flood Risk Assessment documents), 68(Amend approved Fire Statement documents), 71(Amend phasing plan for Delivery and Servicing Plan: Non-Residential Elements), 72(Amend phasing plan for Delivery and Servicing Plan: Residential Elements) &amp; 82(Rewording of condition 82) of planning permission ref: P0615.21 dated 05/09/2023 to permit the development to be constructed using a traditional build approach (Hybrid planning application for phased mixed-use development for the provision of seven blocks (Block A to G) to include up to 972 residential units comprising:</p> <p>Full application (Block A) erection of residential dwellings (Class C3), retail/restaurant unit (Class E), medical or neighbourhood centre (Class E(e), F2);</p>

energy centre (sui generis, parking, access from the southern roundabout and temporary road access arrangements.

Outline application for site preparation for erection of six blocks (Blocks B to G) of residential dwellings (Classes C3) including later living/extra care/residential units (Classes C2/C3); medical/hospital facility (Class C2/E(e)), flexible retail and cafe space (Class E), gym facilities for residents and NHS Staff (Class E), Medical/neighbourhood centre (Class Ee/F2); energy centre, basement, associated landscaping, car parking, refuse storage and other associated works with all matters reserved. Environmental Statement Submitted).

**Location:** Land at Rom Valley Way (formerly Romford Ice Rink) Romford

**Agent:** Ms Charlie Wan Rapleys LLP One Upper James Street London W1F 9DE

[View P0668.26 application details](#)

## RAINHAM & WENNINGTON WARD

**Planning Application:** P0667.26

**Proposal:** Conversion and extension of existing detached garage to form a self contained annexe ancillary to main dwelling

**Location:** 117 Lambs Lane South Rainham

**Agent:** MR Gurdev Singh 88 Parkway Gidea Park Romford Essex RM2 5PL

[View P0667.26 application details](#)

## SQUIRRELS HEATH WARD

**Planning Application:** P0633.26

**Proposal:** Two storey side extension including garage conversion, two storey bay to the front & render the entire property

**Location:** 123 Balgores Lane Romford

**Agent:** Mr Ruchik Dave Flat 56 Leyland Court Angel Way ROMFORD RM1 1AF

[View P0633.26 application details](#)

## ST ALBANS WARD

**Planning Application:** P0598.26

**Proposal:** Change of use from single dwellinghouse (Use Class C3) to HMO for up to seven unrelated occupants (Sui Generis), with internal alterations to include garage

	conversion to habitable space and loft conversion with rear dormer
<b>Location:</b>	1 Princes Road Romford
<b>Agent:</b>	Homz Planning 170 Kennington Lane London SE11 5DP

[View P0598.26 application details](#)

<b>Planning Application:</b>	P0601.26
<b>Proposal:</b>	Conversion of existing semi detached house into 2 x self contained flats (Retrospective)
<b>Location:</b>	164 Brentwood Road Romford
<b>Agent:</b>	Mr Jeremy Smith 11 La Carriere Plelauff 22570

[View P0601.26 application details](#)

<b>Planning Application:</b>	P0665.26
<b>Proposal:</b>	Retrospective change of use to takeaway/restaurant, including installation of extractor with external flue to the rear, single storey building to the rear and reduced front canopy
<b>Location:</b>	15 Victoria Road Romford
<b>Agent:</b>	Mr R Papworth 1 Gordon Avenue March PE15 8AJ

[View P0665.26 application details](#)

## **ST EDWARDS WARD**

<b>Planning Application:</b>	P0553.26
<b>Proposal:</b>	Provision of a substation, a feeder pillar, two power banks and associated bollards to support a scheme for 12 no. electric vehicle charging spaces
<b>Location:</b>	Land at The Brewery Waterloo Road Romford
<b>Agent:</b>	Mrs Hayley Knight 205 Stockport Road Altrincham Manchester WA15 7SW

[View P0553.26 application details](#)

<b>Planning Application:</b>	P0629.26
<b>Proposal:</b>	Use of unit as a foodstore in addition to existing non-food retail use.
<b>Location:</b>	Unit 8A The Brewery Romford
<b>Agent:</b>	Mr Nathan Wilson 70 St Mary Axe London EC3A 8BE

[View P0629.26 application details](#)

<b>Planning Application:</b>	P0673.26
<b>Proposal:</b>	Variation of condition Nos.3 & 4 (Refuse and cycle storage) of planning permission ref: P1599.17 dated 13/09/2018 to allow for relocation of storage units (Sub-division of existing flats to form 7no additional units)
<b>Location:</b>	88-100 Equitable House, South Street Romford
<b>Agent:</b>	Mr Max Baker Ridge and Partners LLP, 3rd Floor, Regent House, 65 Rodney Road, Cheltenham, GL50 1HX

[View P0673.26 application details](#)

## SOUTH HORNCHURCH WARD

<b>Planning Application:</b>	P0663.26
<b>Proposal:</b>	Single storey rear extension
<b>Location:</b>	61 Newtons Close Rainham
<b>Agent:</b>	Mrs. Sara James 299 Katherine Road London E7 8PJ

[View P0663.26 application details](#)

## UPMINSTER WARD

<b>Planning Application:</b>	P0618.26
<b>Proposal:</b>	Single storey side extension and hip to gable loft conversion with rear dormer and roof lights to front
<b>Location:</b>	132 Howard Road Upminster
<b>Agent:</b>	other Tricon Design Studio 21 497 Sunleigh Road Wembley HA0 4LY

[View P0618.26 application details](#)

<b>Planning Application:</b>	P0634.26
<b>Proposal:</b>	The proposed development will be comprised of a battery energy storage system (BESS) and associated infrastructure including, but not limited to, new and upgraded access tracks, as well as the re-alignment of the Public Right of Way (PRoW) route Footpath 232.
<b>Location:</b>	Land East of Clay Tye Farm, Clay Tye Road Upminster
<b>Agent:</b>	Dr Sophie Vineberg Stobo House Midlothian Innovation Centre Roslin EH25 9RE

[View P0634.26 application details](#)

<b>Planning Application:</b>	P0650.26
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<b>Proposal:</b>	Conversion of garage to habitable space, replacement of the existing roof over part of the single-storey rear element with a new pitched gable roof, alterations to rear fenestration, including new glazed openings/bi-folding doors and replacement first-floor rear windows to match the existing style
<b>Location:</b>	123 Springfield Gardens Upminster
<b>Agent:</b>	Mr Putt 3 Champions Way Chelmsford CM3 5NJ

[View P0650.26 application details](#)

<b>Planning Application:</b>	P0680.26
<b>Proposal:</b>	Part single storey part two storey rear and side extension
<b>Location:</b>	252 Corbets Tey Road Upminster
<b>Agent:</b>	MR ALAN ELLIS 36 WOODHALL CRESCENT HORNCHURCH RM11 3NW

[View P0680.26 application details](#)