



**Planning and Regeneration**

Mr. & Mrs. M Dowers  
43, Leicester Road  
London  
E11 2DW

P.O. Box 2, Town Hall, High Road  
Ilford, Essex IG1 1DD

Please ask for Nicklan Bekoe-Derby  
Direct line 020 8708 2051  
Fax 020 8708 2199  
Nicklan.Bekoe-Derby@redbridge.gov.uk

Our ref 1683/06  
Your ref  
Date 14 September 2006

Dear Sir or Madam

**Location:** 47, Leicester Road, London, E11 2DW  
**Proposal:** Demolition of house and construction of new apartment building comprising six 2-bedroom flats and two 1-bedroom flats.

This Council, as Local Planning Authority, has considered the above application for planning permission together with your letter. I am now writing to inform you of the decision of the Council on this application, and this is shown below.

Please note that the Council welcomes advice and assistance from members of the public to monitor compliance with its decisions. If you become aware of development occurring not in accord with a decision of the Council, please inform my office. The matter will then be investigated in confidence.

**DECISION:- Refused Permission/Consent**

1. The proposals make insufficient provision for amenity space to be provided at the site, and so would be detrimental to the amenities enjoyed by prospective occupants of this development as well as be out of character with the prevailing pattern of the development in the surrounding area, and would also conflict with Policy ES 4 of this Council's Unitary Development Plan.
2. The proposals, by reason of their position, size, design and external appearance, would be an intrusive development, out of scale and character with the prevailing pattern of development in the locality, as well as having a serious and adverse effect on the amenities enjoyed by occupants of neighbouring property, and would be contrary to Policies BF 1 & 11 of this Council's Unitary Development Plan.

Yours faithfully

**Steve Rogers**  
B.A.Hons., M.R.T.P.I., A.C.I.H.,  
Head of Development Control

