

**LBBB Reference:** 20/01454/NONMAT

Nisha Rabadia  
Abbey Retail Park, Abbey Road  
Barking  
IG11 7BB

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS  
AMENDED)**

Dear Sir / Madam,

**Application Number:** 20/01454/NONMAT  
**Address:** Abbey Retail Park, Abbey Road, Barking, IG11 7BB  
**Development Description:** Application for non-material amendment following grant of planning permission  
15/01635/FUL : Amendment Condition (3 - Vehicle and Pedestrian Access) of  
application 15/01635/FUL

Thank you for your recent application at the above address on which a decision has now been made. The decision on your application is attached. Please carefully read all of the information contained in these documents.

Please quote your application reference number in any correspondence with the Council.

Yours sincerely,

[Graeme Cooke](#)

**Graeme Cooke**  
Director of Inclusive Growth  
London Borough of Barking and Dagenham

## PLANNING DECISION NOTICE

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**  
**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015 (AS AMENDED)**  
**PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

<b>Agent:</b>	Nisha Rabadia Abbey Retail Park, Abbey Road Barking IG11 7BB	<b>Applicant:</b>	Nisha Rabadia Abbey Retail Park, Abbey Road Barking IG11 7BB
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### PART 1 - PARTICULARS OF THE APPLICATION

<b>Application Number:</b>	20/01454/NONMAT
<b>Application Type:</b>	Non-Material Amendment following Grant of Planning Permission
<b>Development Description:</b>	Application for non-material amendment following grant of planning permission 15/01635/FUL : Amendment Condition (3 - Vehicle and Pedestrian Access) of application 15/01635/FUL
<b>Site Address:</b>	Abbey Retail Park, Abbey Road, Barking, IG11 7BB
<b>Date Received:</b>	10 July 2020
<b>Date Validated:</b>	10 July 2020

### PART 2 - PARTICULARS OF THE DECISION

The London Borough of Barking and Dagenham, as Local Planning Authority, in pursuance of its powers under the above mentioned Act, Rules, Orders and Regulations made thereunder, hereby gives notice that this application for a NON-MATERIAL AMENDMENT has been **GRANTED** for the carrying out of the development referred to in PART 1 hereof and as described and shown on the plan(s) and document(s) submitted with the application, subject to the conditions and reasons listed below.

#### Revised condition 3:

A detailed scheme to improve the vehicular and pedestrian access to the site including any associated off site highway works and/or alterations required in the interests of highway safety shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be substantially completed in accordance with the approved details prior to the first occupation of Block B hereby approved and wholly completed prior to the occupation of Block D, the order of occupation will be in accordance with the Handover Strategy 11/11/2020.

*Reason: To ensure that the approved development does not prejudice the free flow of the traffic or conditions of general safety along the neighbouring highway, or the safety of future occupiers, and in accordance with Policy BR10 of the Borough Wide Development Policies DPD (March 2011).*

#### Summary of Policies and Reasons:

In deciding to grant planning permission in this instance, Be First, working in partnership the London Borough of Barking and Dagenham, found the proposal to be acceptable following careful consideration of the relevant provisions of the National Planning Policy Framework, the Development Plan and all other relevant material considerations. Upon review, the London Borough of Barking and Dagenham is satisfied that any potential material harm resulting from the proposal's impact on the surrounding area would be reasonably mitigated through compliance with the conditions listed above.

#### Working with the applicant:

In dealing with this application, Be First, working in partnership with the London Borough of Barking and Dagenham, has implemented the requirements of the National Planning Policy Framework and of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) to work with the Applicant in a positive and proactive manner. As with all applicants, Be First has made available detailed advice in the form of statutory policies and all other relevant 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.

**DATE OF DECISION: 18 November 2020**

Yours sincerely,

**Graeme Cooke**

**Graeme Cooke**

Director of Inclusive Growth

London Borough of Barking and Dagenham