

# REGULATORY SERVICES COMMITTEE

15 September 2016

# REPORT

**Subject Heading:**

P0701.16 - Langtons House, Billet Lane -  
An extension to the existing electrical  
enclosure and air source heat pumps.  
(received 27/05/16)

**Ward:**

St Andrew's

**Lead Officer:**

Helen Oakerbee  
Planning Manager

**Report Author and contact details:**

Adèle Hughes  
Senior Planner  
adele.hughes@havering.gov.uk  
01708 432727

**Policy context:**

Local Development Framework  
The London Plan  
National Planning Policy Framework

**Financial summary:**

None

**The subject matter of this report deals with the following Council Objectives**

Havering will be clean and its environment will be cared for	<input checked="" type="checkbox"/>
People will be safe, in their homes and in the community	<input type="checkbox"/>
Residents will be proud to live in Havering	<input type="checkbox"/>

**SUMMARY**

This matter is brought before committee as the application site is Council owned.  
This proposal relates to Langtons House, Billet Lane, Hornchurch. Planning

permission is sought for an extension to the existing electrical enclosure and two air source heat pumps, which have both been carried out.

In all respects, the extension and air source heat pumps are considered to accord with the relevant policies contained in the LDF Core Strategy and Development Control Policies Development Plan Document and The London Plan. Retrospective approval of the application is therefore recommended, subject to conditions.

## RECOMMENDATIONS

It is recommended that planning permission is granted subject to the following conditions:

1. Accordance with plans - The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans as listed on page 1 of this decision notice approved by the Local Planning Authority.

**Reason:** The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC61.

## INFORMATIVES

1. Statement Required by Article 31 (cc) of the Town and Country Planning (Development Management) Order 2010: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.

## REPORT DETAIL

### 1. **Site Description:**

- 1.1 This proposal relates to Langtons House, a Council owned, Grade II listed 18<sup>th</sup> century house and public gardens located in Billet Lane, Hornchurch. The site is located in the Langtons Conservation Area. There are residential properties on the majority of the perimeter of the site. There is vehicular access to the site from Billet Lane. Langtons House is owned and managed by the London Borough of Havering. The buildings and gardens are used as a public park and wedding venue.

## 2. **Description of development:**

- 2.1 Retrospective planning permission is sought for an extension to the existing electrical enclosure to the north of Langtons House attached to the kitchen wing. The extension has a width of 4.65 metres, a depth of 1.15 metres and a height of 2.57 metres. The existing electrical enclosure was constructed in the post war era and was too small for the required equipment. The materials consisted of brick with a slate roof and lead flashing.
- 2.2 Retrospective planning permission is also sought for two air source heat pumps, which are approximately 0.5m from the western end of the existing bothies and behind the existing garden wall. The heat pumps have a width of 1 metre, a depth of 0.36 metres and a height of 1.35 metres. A concrete slabbed base has been provided. The heat pumps are required to provide heating to the existing bothies and the new greenhouse in a sustainable way.

## 3. **Relevant History:**

- 3.1 There is extensive planning history; although the most relevant applications are as follows:

L0006.16 - Listed Building Consent for an extension to the existing electrical enclosure and air source heat pumps - to be determined.

Q0111.15 - Discharge of Condition 2 of P1162.11 - Discharged in full.

Q0093.15 - Discharge of Conditions 3, 4, 5 and 6 of L0005.14 - Discharged in full.

Q0092.15 - Discharge of Conditions 3, 4, 5 and 6 of L0004.14 - Discharged in full.

L0014.14 - New surface materials to Stable Yard; Additional works to the Billet Lane pedestrian entrance; Changes to surface materials to immediate context to Langtons House including new Portland stone door step to the entrance of the house; new hard surfaces within the Gardens to paths; reopened entrance to brick wall adjoining stable block; new external lighting; new park furniture; new park signage - Approved.

P1536.14 - New surface materials to Stable Yard; Additional works to the Billet Lane pedestrian entrance; Changes to surface materials to immediate context to Langtons House including new ramp to south elevation door; new hard surfaces within the Gardens to paths; reopened entrance to brick wall adjoining stable block; new external lighting; new park furniture; new park signage - Approved.

P0486.14 - Proposals for demolition of existing toilet block, repairs to walls and repairs and refurbishment to Bath house. New door access to Billet Lane - Withdrawn.

P0485.14 - Proposals for demolition of the existing stores. Existing garage converted into café with external alterations. Repairs and reroofing to the Orangery. Works to existing bothies. New openings in garden wall - Approved.

L0008.14 - New lighting to be positioned within the confines of Langtons Gardens - Withdrawn.

L0005.14 - Proposals for demolition of existing toilet block, repairs to walls and repairs and refurbishment to Bath house. New door access to Billet Lane - Approved.

L0004.14 - Proposals for demolition of existing stores and replacing new public toilets and bin store. Existing garage converted into a café. Repairs and reroofing to Orangery, works to existing bothies, new workshop, new greenhouse and new openings in garden wall - Approved.

#### **4. Consultations/Representations:**

4.1 The application has been advertised in a local newspaper and by way of a site notice, as the proposal relates to a listed building. The occupiers of 68 neighbouring properties were notified of this proposal. One letter of objection was received with detailed comments that have been summarised as follows:

- The heat pumps are close to residential properties and may result in noise and disturbance, particularly at night.
- Queried details of sound insulation.
- Would prefer the heat pumps to be located adjacent to the electrical enclosure.

4.2 In response to the above comments, planning application P0701.16 seeks consent for an extension to the existing electrical enclosure and air source heat pumps and the assessment of this application includes its impact on residential amenity. The remaining issues will be addressed in the following sections of this report.

4.3 Historic England - The proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

4.4 Environmental Health - No objection. Following site observations, it is considered that there is no requirement for a noise assessment to be produced. Also, Staff consider that the noise levels witnessed on site are so low, that they do not result in material harm to residential amenity. No objection in relation to land contamination or air quality matters.

4.5 The Highway Authority has no objection.

## 5. **Relevant policies:**

- 5.1 Policies CP18 (Heritage), DC61 (Urban Design) and DC67 (Buildings of Heritage Interest) of the LDF Core Strategy and Development Control Policies Development Plan Document are considered material.
- 5.2 Policies 7.4 (Local Character) and 7.8 (Heritage Assets and Archaeology) of the London Plan are relevant.
- 5.3 Chapters 7 (Requiring good design) and 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework are relevant.

## 6. **Staff Comments**

- 6.1 This proposal is put before the Committee owing to the site being Council owned and an objection being received. The issues arising in respect of this application are the impact on the Langtons Conservation Area, the streetscene, amenity issues and parking and highways implications.

## 7. **Heritage**

- 7.1 Policy DC68 states that the character of Conservation Areas will be preserved or enhanced. Planning permission for development within a Conservation Area will only be granted where: it does not involve the demolition of a building that makes a positive contribution to the character or appearance of the area, it preserves or enhances the character of the Conservation Area and is well designed and it does not involve the loss of trees which contribute towards the character of the Conservation Area. Policy DC67 advises that planning permission involving listed buildings or their setting will only be allowed where there is no adverse impact. Government policy contained within the National Planning Policy Framework advises that there should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be.
- 7.2 Staff consider that the materials and brick bond of the extension match those of the existing electrical enclosure. It is considered that the height and proportions of the extension to the electrical enclosure are relatively modest and do not detract from the value of the heritage asset. The air source heat pumps are relatively modest in size and are partly screened by the western elevation of the bothies and the garden wall. Whilst the air source heat pumps are not historically typical with regards to setting, they are relatively modest in scale, sensitively located in the context of the wider house and grounds and would provide a sustainable energy source to the existing bothies and greenhouse. The extension to the existing electrical enclosure and two air source heat pumps are therefore considered to be acceptable in heritage terms and accord with both national and local planning policies.

## **8. Design/impact on street/Garden scene**

8.1 It is considered that the extension to the existing electrical enclosure does not adversely affect the streetscene, as it is located to the north of Langtons House attached to the kitchen wing and is partly screened by the double gates leading to the rear of the site. Staff consider that the materials of the extension match those of the existing electrical enclosure. It is considered that the height and proportions of the extension to the electrical enclosure are relatively modest.

7.3 Staff consider that the air source heat pumps are not harmful to the streetscene, as they are located to the rear of the site, are partly screened by the western elevation of the bothies and the garden wall and are relatively modest in size.

## **9. Impact on amenity**

9.1 Environmental Health have concluded there is no requirement for a noise assessment to be produced. Also, Staff consider that the noise levels witnessed on site are so low, that they do not result in material harm to residential amenity and as such, no conditions are required in respect of noise levels from the heat pumps. It is considered that the extension to the electrical enclosure and air source heat pumps have not resulted in material harm to neighbouring amenity, as they are contained within the grounds of Langtons House and as such, are well separated from neighbouring properties.

## **10. Highway/parking issues**

10.1 The extension to the electrical enclosure and the heat pumps do not create any highway or parking issues. The Highway Authority has no objection to the proposal.

## **11. Mayoral CIL**

11.1 The application is not liable to Mayoral CIL.

## **12. Conclusion**

12.1 Having regard to all relevant factors, Staff are of the view that the extension to the electrical enclosure and air source heat pumps are acceptable. It is considered that the extension to the existing electrical enclosure and the air source heat pumps, preserve the value of the heritage asset, do not adversely impact on the streetscene or have resulted in a significant loss of amenity to neighbouring occupiers. It is considered that the extension and heat pumps have not created any adverse highway or parking issues. The extension and heat pumps are considered to be acceptable in all other respects and it is therefore recommended that retrospective planning permission be granted subject to conditions.

## IMPLICATIONS AND RISKS

### **Financial implications and risks:**

None.

### **Legal implications and risks:**

This application is considered on its merits independently of the Council's interest as applicant and owner of the site.

### **Human Resources implications and risks:**

None.

### **Equalities implications and risks:**

The Council's planning policies are implemented with regard to Equalities and Diversity.

## BACKGROUND PAPERS

Application forms and plans received 27/05/2016.