



REGULATORY SERVICES COMMITTEE

27 April 2017

REPORT

Subject Heading:

P1537.16: 1-3 Market Place, Romford

Change of use of ground floor from banking and offices into 2no. A1/A2/A3 units (retail/financial and professional services/restaurant and cafes). Change of use of first and second floor from A2 banking and offices to 6no. residential dwellings. Construction of a roof extension to form 1no. residential dwelling. (Application received 19 October 2016)

Ward:

Romford Town

Lead Officer:

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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 [X]
- People will be safe, in their homes and in the community [X]
- Residents will be proud to live in Havering [X]

SUMMARY

The proposal is for the construction of a mansard style roof extension to create one additional floor comprising 7no. new flats.

The development raises considerations in relation to the impact on the special character and appearance of the Romford Conservation Area and setting of adjacent listed buildings, the impact on the residential amenity of the future occupants and of neighbouring residents, the implications for the vitality and viability of Romford town centre, and highways considerations.

On balance the proposal is considered to be acceptable in all material respects and it is recommended that planning permission is granted subject to conditions and the applicant entering into a Section 106 Agreement.

RECOMMENDATIONS

That it be noted that proposed development is liable for the Mayors Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3. The applicable fee is based on 71 square metres of new gross internal floor space. The proposal would therefore give rise to the requirement of £1,420 Mayoral CIL payment (subject to indexation).

That the proposal is unacceptable as it stands but would be acceptable subject to the applicant entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following:

- A financial contribution of £42,000 to be used for educational purposes.
- All contribution sums shall include interest to the due date of expenditure and all contribution sums to be subject to indexation from the date of completion of the Section 106 agreement to the date of receipt by the Council.

- Save for the holders of blue badges that the future occupiers of the proposal will be prevented from purchasing parking permits for their own vehicles for any existing, revised or new permit controlled parking scheme.
- The Developer/Owner to pay the Council's reasonable legal costs associated with the Legal Agreement prior to the completion of the agreement irrespective of whether the agreement is completed.
- Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.
- It is resolved to grant planning permission subject to completion of the s106 agreement by 27 October 2017 or in the event that the s106 agreement is not completed by 27 October 2017 the item shall be returned to the committee for reconsideration.

That the Director of Neighbourhoods be authorised to enter into a legal agreement to secure the above and upon completion of that agreement, grant planning permission subject to the conditions set out below:

1. Time Limit

The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. In Accordance with Plans

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

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 Development Control Policies Development Plan Document Policy DC61.

3. External Materials

No works shall take place in relation to any of the development hereby approved until samples of all materials to be used in the external construction of the

building(s) are submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason: Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DC61 of the Development Control Policies Development Plan Document.

4. Construction Methodology

Before development is commenced, a scheme shall be submitted to and approved in writing by the Local Planning Authority making provision for a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers. The Construction Method statement shall include details of:

- a) parking of vehicles of site personnel and visitors;
- b) storage of plant and materials;
- c) dust management controls;
- d) measures for minimising the impact of noise and ,if appropriate, vibration arising from construction activities;
- e) predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the Local Planning Authority;
- f) scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authorities;
- g) siting and design of temporary buildings;
- h) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- i) details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded.

And the development shall be carried out in accordance with the approved scheme and statement.

Reason: Insufficient information has been supplied with the application in relation to the proposed construction methodology. Submission of details prior to commencement will ensure that the method of construction protects residential amenity. It will also ensure that the development accords the Development Control Policies Development Plan Document Policy DC61.

5. Hours of Construction

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music

shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason: To protect residential amenity, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

6. Refuse and Recycling

No building shall be occupied or use commenced until refuse and recycling facilities are provided in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling facilities shall be permanently retained thereafter.

Reason: Insufficient information has been supplied with the application to judge how refuse and recycling will be managed on site. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect the amenity of occupiers of the development and also the locality generally and ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61.

7. Cycle Storage

No building shall be occupied or use commenced until cycle storage is provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be permanently retained thereafter.

Reason: Insufficient information has been supplied with the application to demonstrate what facilities will be available for cycle parking. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use is in the interests of providing a wide range of facilities for non-motor car residents and sustainability.

8. Minor Space Standards

All dwellings hereby approved shall be constructed to comply with Part M4(2) of the Building Regulations - Accessible and Adaptable Dwellings.

Reason: In order to comply with Policy DC7 of the Local Development Framework and Policy 3.8 of the London Plan.

9. New Plant and Machinery

No building shall be occupied or use commenced until a scheme for the new plant or machinery is submitted to and approved in writing by the Local Planning Authority to achieve the following standard - Noise levels expressed as the equivalent continuous sound level LAeq (1 hour) when calculated at the boundary

with the nearest noise sensitive property shall not exceed LA90 -10dB. Plant and machinery shall be maintained thereafter in accordance with the approved scheme.

Reason: Insufficient information has been supplied with the application to assess the noise levels of the plant or machinery to be used on site. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use, will prevent noise nuisance to adjoining properties in accordance with the Development Control Policies Development Plan Document Policies DC55 and DC61.

10. Noise Insulation

No building shall be occupied or use commenced until a scheme for protecting the proposed dwellings from noise from amplified music and raised voices from the existing music venues in South Street, North Street and Market Place, and the late night economy in general, has been previously submitted to and approved by the Local Planning Authority. Any works which form part of the scheme shall be completed before any of the permitted dwellings are occupied.

Reason: Insufficient information has been supplied with the application to judge the impact of noise upon the proposed development. Submission of an assessment prior to commencement will protect future residents against the impact of noise in accordance with Development Control Policies Development Plan Document Policy DC61.

11. Noise and Vibration

No building shall be occupied or use commenced until a suitable mechanical ventilation system is installed in accordance with a scheme to control the transmission of noise and vibration which has been previously submitted to and approved in writing by the Local Planning Authority. Thereafter, the equipment shall be properly maintained and operated in accordance with the scheme during normal working hours.

Reason: Insufficient information has been supplied with the application to judge the technical specifications of the mechanical ventilation system. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use protect the amenity of occupiers of nearby premises, and in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

12. Insulation of Commercial Units

No building shall be occupied or use commenced until a scheme for insulating the walls and ceiling of the ground floor of the building has been previously submitted to and approved in writing by the Local Planning Authority in order to secure a reduction in the level of noise emanating from it. The ground floor units shall be

effectively sealed to prevent the passage of odours through the structure of the building to other premises and dwellings.

Reason: Insufficient information has been supplied with the application to judge the impact of noise odours upon the proposed development. Submission of a scheme prior to commencement will protect future residents against the impact of noise and odours in accordance with Development Control Policies Development Plan Document Policy DC61.

14. Water Efficiency

All dwellings hereby approved shall comply with Regulation 36 (2)(b) and Part G2 of the Building Regulations - Water Efficiency.

Reason: In order to comply with Policy 5.15 of the London Plan.

INFORMATIVES

1. Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: 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.
2. The proposal is liable for the Mayor of London Community Infrastructure Levy (CIL). Based upon the information supplied with the application, the CIL payable would be £1,420 (this figure may go up or down, subject to indexation). CIL is payable within 60 days of commencement of development. A Liability Notice will be sent to the applicant (or anyone else who has assumed liability) shortly and you are required to notify the Council of the commencement of the development before works begin. Further details with regard to CIL are available from the Council's website.
3. With regards to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
4. A fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees

for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, which came into force from 22.11.2012, a fee of £97 per request or £28 where the related permission was for extending or altering a dwellinghouse, is needed.

5. Before occupation of the residential units hereby approved, it is a requirement to have the property/properties officially Street Named and Numbered by our Street Naming and Numbering Team. Official Street Naming and Numbering will ensure that that Council has record of the property/properties so that future occupants can access our services. Registration will also ensure that emergency services, Land Registry and the Royal Mail have accurate address details. Proof of having officially gone through the Street Naming and Numbering process may also be required for the connection of utilities. For further details on how to apply for registration see:

<https://www.havering.gov.uk/Pages/Services/Street-names-and-numbering.aspx>

REPORT DETAIL

1. Site Description

- 1.1 The application relates to the property at 1-3 Market Place, Romford. This is a three-storey building, with a bank at ground floor level and offices in the upper floors.
- 1.2 The building occupies a prominent corner location on the junction of Market Place and North Street. The site is designated in the Havering Local Development Framework (LDF) as land within the Romford Major District Centre and as such is surrounded by a mixture of uses including commercial and residential.
- 1.3 In heritage terms the property is located within the historic town centre and Market Place and lies within the Romford Conservation Area. Nearby are several Grade II listed buildings, including The Lamb Public House and The Golden Lion Hotel. The Grade II* listed St. Edward the Confessor's Church is situated to the north. Other listed fabric, as well as various locally listed/heritage asset sites are also in the vicinity.

2. Description of Proposal

- 2.1 The application is seeking planning permission for the change of use of ground floor from banking and offices into 2no. A1/A2/A3 commercial units (retail/financial and professional services/restaurant and cafes).
- 2.2 The proposal would also involve the change of use of first and second floors from A2 banking and offices to 6no. flats and the construction of a roof extension to form 1no. additional flat.
- 2.3 The roof extension would involve raising the height of the North Street section of the building by approximately 2.9 metres. The extension would be set in from the front and side elevations of the building and comprise a contemporary light weight modern design, which would infill the flat roof area, but still remain lower than the height of the corner section of the building and an existing plant room.
- 2.4 The proposal would not include any dedicated off-street car parking provision. Enclosed and secure cycle and refuse stores would be provided at ground floor level.

3. Relevant History

- 3.1 P1670.11 - Change of Use from A2 (bank) to A3 (restaurant) - Approved, 12 January 2012

4. Consultations/Representations

- 4.1 Notification letters were sent to 24 properties and no representations have been received.
- 4.2 The following consultation responses have been received:
- Essex Water - no objection.
 - London Fire Brigade Water Team - no objection.
 - London Fire and Emergency Planning Authority - no objection.
 - Romford Civic Society - have raised objections on the grounds that there is not enough information contained in the application to assess the quality of materials proposed for this work and, consequently, the quality of the impact of the proposal on this important locally-listed building, Romford Conservation Area in general, and the protected view identified in the Conservation Area Appraisal for Romford Conservation Area including this site. The Civic Society consider the principle of a setback roof extension to be acceptable, and advise that there is a precedent for such an intervention at the nearby 1930s Quadrant Arcade. However, but further information is required about the effect and durability of materials proposed for this work,

and the other aspects of the proposal, in order to be able to fully assess the effect they may have on the appearance and integrity of the building and its impact on both the view and the area as a whole.

In response to the Romford Civic Society's concerns: Staff can advise that the use of all external materials and external finishes will be reserved through the inclusion of relevant conditions, and that those materials shall be agreed prior to the commencement of the proposed development.

- Environmental Health - no objection, recommended conditions relating to noise levels and noise insulation.
- Local Highway Authority - no objection, but have requested that a S106 be provided to prevent future occupiers obtaining resident's parking permits.

5. Relevant Policies

- 5.1 Policies CP1 (Housing Supply), CP2 (Sustainable Communities), CP4 (Town Centres), CP17 (Design), CP18 (Heritage), DC2 (Housing Mix and Density), DC15 (Retail and Service Development), DC32 (The Road Network), DC33 (Car Parking), DC34 (Walking), DC35 (Cycling), DC36 (Servicing), DC55 (Noise), DC61 (Urban Design), DC63 (Delivering Safer Places), DC67 (Buildings of Heritage Interest), DC68 (Conservation Areas) and DC72 (Planning Obligations) of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document are considered to be relevant.
- 5.2 Other relevant documents include the Romford Town Centre Development Framework, the Heritage SPD, the Residential Design SPD, Designing Safer Places SPD, Romford Area Action Plan (ROM13) Planning Obligations SPD (technical appendices) and the Sustainable Design and Construction SPD.
- 5.3 Policies 2.5 (town centres), 3.3 (increasing housing supply), 3.4 (optimising housing potential), 3.5 (quality and design of housing developments), 3.8 (housing choice), 3.9 (mixed and balanced communities), 5.2 (minimising carbon dioxide emissions), 5.3 (sustainable design and construction), 5.7 (renewable energy), 6.9 (cycling), 6.10 (walking), 6.13 (parking), 7.3 (designing out crime), 7.4 (local character), 7.6 (architecture), 7.14 (improving air quality), 7.15 (reducing noise and enhancing soundscapes), and 8.2 (planning obligations) of the London Plan, are material considerations.
- 5.4 The National Planning Policy Framework, specifically Sections 6 (Delivering a wide choice of high quality homes) and 7 (Requiring good design), are relevant to these proposals.

6. Staff Comments

- 6.1 The main considerations relate to the impact on the special character and appearance of the Romford Conservation Area and the setting of the adjacent listed buildings, the implications for the residential amenity of future occupants and occupants of neighbouring properties, the implications for the vitality and viability of Romford town centre, and highways considerations.

Principle of Development

- 6.2 Current government guidance on heritage matters is set out in the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG). This is more recent than the LDF and carries significant weight. The Conservation Area is a designated heritage asset in terms of the guidance in the NPPF. Development in a conservation area is acceptable in principle as long as it preserves or enhances the character or appearance of the Conservation Area and is well designed. New buildings within such areas should also be sympathetic/subordinate to the mass and height of the surrounding buildings and complementary in terms of design, detailing and materials.
- 6.3 Retaining commercial uses at ground floor level and introducing residential use at first floor level is acceptable in principle, subject to scale, layout and detailed design considerations. The site currently provides an A2 use at ground floor level, and it is proposed that replacement A1/A2/A3 units would be included in the proposed scheme. As such the scheme is unlikely to result in any significant harm the character, function and vitality and viability of Romford town centre.

Density/ Layout

- 6.4 Policy 3.4 of the London Plan provides guidance in relation to the dwelling mix within residential developments. Policy DC61 states that planning permission will not be granted for proposals that would significantly diminish local and residential amenity.
- 6.5 The proposed conversion and extension would provide 7no. residential units giving rise to density equivalent to approximately 233 dwellings per hectare. This complies with the aims of London Plan Policy 3.4 which suggests that a dwelling density of between 215 to 405 dwellings per hectare would be appropriate in this location.
- 6.6 The 'Technical housing standards - nationally described space standard' document sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home. These standards have been incorporated into Policy 3.5 of the London Plan.

- 6.7 The proposed conversion and roof extension would provide 2no. one-bedroom units and 5no. two-bedroom units with varying floor space sizes, all of which meet or exceed the respective minimum standards as per the proposed number of rooms and number of occupants they are intended to serve. The bedrooms in these flats would also comply with the minimum standards set out in the technical housing standards with regard to floor area, width and ceiling heights. Given this factor it is considered that the proposed development would be in accordance with principles of the technical housing standards and Policy 3.5 of the London Plan, and the flats would provide an acceptable amount of space for day to day living.
- 6.8 Given the town centre location and the conversion of existing floorspace the flats in the upper floors of the building would not be served by amenity areas. The flat created from the roof extension would benefit from a small external terrace area.
- 6.9 Given the town centre location of the building, and the amenity areas associated with equivalent town centre accommodation, it is considered that the limited amount of outdoor private amenity space, would in this instance, be adequate for the requirements of the future occupants.

Conservation Area & Listed Buildings

- 6.10 The site lies within the Romford Conservation Area which includes the immediately adjacent Grade II listed building, The Lamb Public House, and other listed fabric, as well as various locally listed/heritage asset sites which are also in the vicinity. The statutory duty applied to Local Planning Authorities in the exercise of their planning function in respect of listed buildings and conservation areas is set out in Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 6.11 LDF Policy DC68 sets out criteria for new development in conservation areas. The main issues are that new buildings should preserve or enhance the existing character and should be well designed.
- 6.12 The NPPF and NPPG are more recent than the LDF and carry significant weight. The NPPF states that in determining planning applications account should be taken of the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.
- 6.13 In making these considerations great weight needs to be given to the asset's conservation. Where there would be substantial harm caused planning permission should be refused, but where any harm is less than substantial the harm needs to be weighed against any public benefits of the development.
- 6.14 The NPPG advises that local planning authorities should look for opportunities for new development within Conservation Areas to enhance or

better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

- 6.15 The application building occupies a prominent corner location on the corner of Market Place and North Street, and the property is included in the local list of buildings of heritage interest. The Heritage Asset Register recognises that the building forms part of a key view from South Street to North Street through the crossroads, making a positive contribution to the street scene in the town centre. It also notes that 1-3 Market Street is a high quality historic building, forming one corner of the historic crossroads at the bottom of Market Place and complements the classical design of the other two locally listed buildings.
- 6.16 The Romford Development Framework states that the function of the crossroads area is to provide Romford Town centre with a high quality environment that acts as focal point for leisure and cultural activities. It also provides the opportunity to strengthen Romford's identity as an historic market town. As such the Framework aims to improve the appearance of the existing historic buildings around the crossroads and ensure high quality architecture is delivered. In addition, building heights should maintain the historic scale of three to four stories.
- 6.17 The proposed roof extension would relate to the much less prominent flat roof element of the building, which fronts onto North Street. This part of the premises is largely concealed from the key views at South Street and Market Place. As a result the taller corner section of the building and the relatively tight urban grain and straight lined street pattern combine to afford the North Street elevation much less prominence in the streetscene.
- 6.18 It is considered that the lighter modern touch of the roof extension, including the glazed elevations and setback from the main front and side elevations, coupled with the low profile roofline, would preserve the integrity of the 1930's building by not attempting to replicate and create pastiche extensions which cannot follow the characteristic style identically. In this instance it is considered important that the proposed roof extension is read clearly as a separate, later and subservient addition to the original building in order to preserve the quality of the original architecture and its high aesthetic value, whilst ensuring that the new addition is of a high quality which, would still be complementary to the host building and surrounding conservation area.
- 6.19 As a result it is considered that the combination of traditional and modern styles provides a positive addition to the building. The extension would suitably preserve the fundamental character and appearance of the existing property as well as the surrounding conservation area, making a positive contribution to local character and distinctiveness in accordance with the aims of the NPPF.

- 6.20 The northern flank of the application building adjoins the side elevation of The Lamb Public House, which is Grade II listed. Given the positioning of the roof extension in relation to The Lamb, the extension would be largely screened from Market Place by the greater bulk and massing of the existing elements of application property. As a result Staff do not consider that the proposal would unduly harm the setting of the adjoining listed building.
- 6.21 The roof extension would be positioned on the third floor of the application building, on a part which lies on the opposite side of North Street to the rear of the long flank elevation of the Grade II listed Golden Lion Hotel. The new extension would not be easily viewed in conjunction with the setting of the Golden Lion, again owing to the height of the application building and relatively tight urban grain and straight lined street pattern. Nevertheless, the contemporary design of extension is considered to be of a high enough quality to contribute positively to the setting of the adjacent listed building.

Impact on Amenity

- 6.22 The Residential Design SPD states that new development should be sited and designed such that there is no detriment to existing residential amenity through overlooking and/or privacy loss and dominance or overshadowing. Policy DC61 reinforces these requirements by stating that planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of sunlight/daylight, overlooking or loss of privacy to existing properties.
- 6.23 The application site is immediately flanked by The Lamb pub and other commercial premises. As is typical across Romford town centre some of the upper floors of the commercial buildings contain flats. The closest residential property in this instance appears to be the upper floor flat at 8a North Street. Given the orientation of the windows there would be no overlooking or inter-looking with front and rear windows facing away from the site.
- 6.24 As such it is not considered that the proposed development would present any undue issues in relation to residential amenity in accordance with Policy DC61 and the Residential Design SPD.
- 6.25 In terms of the amenity of future occupants; given the existing commercial uses within the area, the town centre location and the associated night time economy at nearby North Street and Market Place, any residents living in this part of the town centre can reasonably expect to experience a greater element of noise and disturbance from passers-by and general town centre activity than those living in a purely residential area. Nevertheless, to further mitigate potential noise issues several conditions will be included to ensure sufficient noise insulation measures are applied to both the commercial and residential units to protect future occupants.

Environmental Issues

- 6.26 Environmental Health have raised no objections in relation to any historical contaminated land issues associated with the site.
- 6.27 The extension relates to the upper floors of an existing building and presents no issues in relation to flood risk.
- 6.28 The proposal is not considered to give rise to any significant noise issues that would not normally be associated with residential or commercial occupation.

Parking and Highway Issues

- 6.29 The site has a Public Transport Accessibility Level (PTAL) rating of 6a; meaning that the premises has very good access to a variety of public transport facilities. Government guidance encourages a relaxation in parking and other standards in town centre locations, particularly where there is good access to public transport and the proposal accords with this advice.
- 6.30 Due to the town centre location and limited site area the proposal would provide no accompanying car parking spaces. Nevertheless, given the central location and the very good public transport links there is no requirement for the proposed flats to provide dedicated off street residents' car parking provision.
- 6.31 The Local Highway Authority have raised no objection subject to the applicant entering into a legal agreement to prevent future occupiers from applying for parking permits. Subject to the completion of this agreement, the proposal would be acceptable in highway terms and it is not considered that the proposed change of use would result in parking or highway safety issues. The legal agreement would be consistent with the other residential conversions within Romford town centre.
- 6.32 The submitted drawing indicates the anticipated positioning of a secure internal bin store and cycle store on the ground floor but no further details of this have been provided at this stage. It is noted that full details of these arrangements can be reasonably obtained through the inclusion of relevant conditions.

Mayoral Community Infrastructure Levy

- 6.33 The proposed development will create 7no. new residential units with 71 square metres of new gross internal floorspace. Therefore the proposal is liable for Mayoral CIL and will incur a charge of £1,420 (this may go up or down, subject to indexation) based on the calculation of £20.00 per square metre.

Infrastructure Impact of Development

- 6.34 Regulation 122 of the Community Infrastructure Levy Regulations 2010 (CIL Regs) states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.
- 6.35 Policy DC72 of the Council's LDF states that in order to comply with the principles as set out in several of the Policies in the Plan, contributions may be sought and secured through a Planning Obligation. Policy DC29 states that the Council will seek payments from developers required to meet the educational need generated by the residential development. Policy 8.2 of the Further Alterations to the London Plan states that development proposals should address strategic as well as local priorities in planning obligations.
- 6.36 In 2013, the Council adopted its Planning Obligations Supplementary Planning Document which sought to apply a tariff style contribution to all development that resulted in additional residential dwellings, with the contributions being pooled for use on identified infrastructure.
- 6.37 There has been a recent change to the effect of the CIL Regs in that from 6th April 2015, Regulation 123 of the CIL Regs states that no more than 5 obligations can be used to fund particular infrastructure projects or infrastructure types. As such, the SPD, in terms of pooling contributions, is now out of date, although the underlying evidence base is still relevant and up to date for the purposes of calculating the revised S106 contributions.
- 6.38 The evidence background to the SPD, contained in the technical appendices is still considered relevant. The evidence clearly show the impact of new residential development upon infrastructure - at 2013, this was that each additional dwelling in the Borough has a need for at least £20,444 of infrastructure. Therefore, it is considered that the impact on infrastructure as a result of the proposed development would be significant and without suitable mitigation would be contrary to Policy DC72 of the LDF and Policy 8.2 of the London Plan.
- 6.39 Furthermore, evidence clearly shows a shortage of school places in the Borough - (London Borough of Havering Draft Commissioning Plan for Education Provision 2015/16-2019/20). The Commissioning report identifies that there is no spare capacity to accommodate demand for secondary, primary and early years school places generated by new development. The cost of mitigating new development in respect to all education provision is £8,672 (2013 figure from Technical Appendix to SPD). On that basis, it is necessary to continue to require contributions to mitigate the impact of

additional dwellings in the Borough, in accordance with Policy DC29 of the LDF.

- 6.40 Previously, in accordance with the SPD, a contribution of £6000 per dwelling was sought, based on a viability testing of the £20,444 infrastructure impact. It is considered that, in this case, £6000 towards education projects required as a result of increased demand for school places is reasonable when compared to the need arising as a result of the development.
- 6.41 It would therefore be necessary to require a contribution to be used for educational purposes. Separate monitoring of contributions would take place to ensure that no more than 5 contributions are pooled for individual projects, in accordance with CIL legislation. It is considered that a contribution equating to £42,000 for educational purposes would be appropriate.

7. Conclusion

- 7.1 Having regard to all relevant factors and material planning considerations Staff are of the view that this proposal would be acceptable.
- 7.2 Staff consider that the proposed development raises considerations in relation to the impact on the character and appearance of the conservation area and setting of adjacent listed buildings, and the impact on the amenity of the future occupiers. In this instance the proposal is considered to be acceptable in all material respects.
- 7.3 Staff are of the view that the siting, scale and location of the proposal would not be disproportionate or have a harmful impact on the character of the streetscene or result in a loss of amenity to neighbouring occupiers. The proposal is considered to be acceptable in all other respects and it is therefore recommended that planning permission be granted subject to conditions and the completion of a legal agreement.

IMPLICATIONS AND RISKS

Financial implications and risks:

Financial contributions will be sought through the legal agreement.

Legal implications and risks:

Legal resources will be required to prepare and complete the S106 legal agreement. The S106 contribution is lawfully required to mitigate the harm of the development, and comply with the Council's planning policies. Officers are satisfied

that the contribution required is compliant with the statutory tests set out in the CIL Regulations relations to planning obligations.

Human Resources implications and risks:

None.

Equalities implications and risks:

None

BACKGROUND PAPERS

Application form, drawings and supporting statements received on 19 October 2016.