



# REGULATORY SERVICES COMMITTEE

27 April 2017

# REPORT

**Subject Heading:**

**P0960.16: 75 North Street, Hornchurch**

**Erection of a three/five storey building comprising 44 no. residential units, car parking, landscaping and other associated work (Application received 14 June 2016).**

**Ward**

**St. Andrew's**

**Lead Officer**

Helen Oakerbee  
Planning Manager

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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

This report concerns an application which was considered by Regulatory Services Committee in November 2016, when it was resolved to grant planning permission subject to prior completion of a S106 legal agreement and planning conditions. Since the resolution to approve, following on site preparation for construction work, some changes to the scheme considered by the Committee are proposed. The application has been brought back before Members to consider the acceptability of these changes. The revisions proposed are considered by Staff to have an acceptable impact on the development as a whole and the application is therefore recommended for approval.

## RECOMMENDATIONS

It is recommended that planning permission be granted in accordance with the recommendation set out in the previous report to Regulatory Services Committee on 17th November 2016, which is appended to this report.

## REPORT DETAIL

### 1. Staff Comments

- 1.1 The application is for the redevelopment of the site to provide 44 flats. The flats would be provided within a single block, which ranges between three and five storeys in height. The application was considered by the Regulatory Services Committee on 17<sup>th</sup> November 2017, where it was resolved to grant planning permission for the development subject to the prior completion of a legal agreement and planning conditions.
- 1.2 The detailed design process has now progressed and revised proposals have been received showing the following changes to the proposed development:
  - The removal of an existing walnut tree that was originally shown to be retained
  - An increase in the overall height of the building by 0.5 metres
  - Replacement of the fifth floor green roof with photovoltaic panels
  - Minor reconfiguration of the northern car park.
- 1.3 The application is brought back before Committee as these represent a change to the development considered by the Committee previously.

Neighbours have been notified of the amendments to the scheme and Members will be advised if any representations are received as a result of this.

- 1.4 In terms of the acceptability of the changes, the proposed increase in height is considered to have a minor visual impact on the streetscene. The increase is due to the raising of finished floor levels to connect to existing services. It is judged that the increase in height is marginal and the visual impact on the development barely discernible. It is considered that the building would still fit comfortably between the existing neighbouring buildings, without any material harm to the character and appearance of the streetscene. No materially different impact on amenity will occur. The proposed alterations at roof level to replace the green roof with photovoltaic panels will not have any material impact on the visual appearance of the development and the applicant has confirmed that the surface water drainage strategy remains unchanged. The reconfiguration of the north car park is minor in nature and does not materially change the car park design or number of parking spaces.
- 1.5 The proposal now involves the loss of a walnut tree within the site, which it was originally proposed to retain. The applicant has provided an updated arboricultural report, which confirms that the proximity of the tree to the building would affect its health during construction works and also require substantial long term pruning that would have a significant impact on its long term health. As such the applicant considers the tree could not be retained. Staff consider that long term prospects of the walnut tree would be affected by the development. No objection is raised in principle to the loss of the tree, which is not covered by a protection order, and it is noted that a replacement tree is proposed in a similar location. Staff are satisfied that this provides adequate mitigation and the loss of the tree is acceptable.
- 1.6 The impact of the proposed amendments upon the scheme as a whole are considered to be small scale and not to materially affect the acceptability of the proposals as a whole or to adversely affect local character or amenity. It is therefore recommended that the development be approved as per the previous recommendation, which requires prior completion of a legal agreement and planning conditions, and is set out in the appended report.

## IMPLICATIONS AND RISKS

### **Financial Implications and risks:**

As set out in the appended report

### **Legal Implications and risks:**

As set out in the appended report

**Human Resource Implications:**

As set out in the appended report

**Equalities and Social Inclusion Implications:**

As set out in the appended report.

**BACKGROUND PAPERS**

1. Planning application P0960.16 received 14 June 2016; revised plans received 28 March 2017.