



REGULATORY SERVICES COMMITTEE

1 June 2017

Subject Heading:

**P0599.17: Robert Beard Centre, 233
High Street, Hornchurch**

**The Erection of a double classroom
demountable unit at the rear of the site.
(Application received 10/4/2017)**

Ward:

St Andrews

Lead Officer:

**Helen Oakerbee
Planning Manager**

Report Author and contact details:

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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

Communities making Havering
Places making Havering
Opportunities making Havering
Connections making Havering

[X]
[X]
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SUMMARY

The proposal is to erect a PVC demountable unit to provide a double classroom for a temporary period. It would be located at the rear of the site, at the edge of an open space area adjoining the multi-purpose games area. It is required only for a temporary 15 month period during the construction period for the refurbishment and extensions to the centre that were approved in April 2017.

The proposed development raises considerations of potential impact of the temporary classroom unit on the streetscene and the conservation area as well as any impacts on the amenity of nearby properties.

The proposed unit is essential to have on site temporarily to enable the recently approved extension/refurbishment works to improve the school to take place. It would be sited in an obtrusive position visible only from one adjoining road and then only with difficulty from some distance and its temporary impact on the conservation area is considered acceptable. There would be no obvious adverse impacts on residential amenity and it would not result in any additional staff, pupils or parking demand. Approval is therefore recommended subject to conditions.

RECOMMENDATIONS

To authorise the Director of Neighbourhoods to grant planning permission subject to the conditions as 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 Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Temporary Permission

This permission shall be for a limited period only expiring on 1 September 2018 on or before which date the use hereby permitted shall be discontinued, the buildings and works carried out under this permission shall be removed and the site reinstated to its former condition to the satisfaction of the Local Planning Authority.

Reason: In order that the development accords with Development Control Policies Development Plan Document Policy DC61.

3. 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.

4. External Materials

The proposed development hereby approved shall be constructed in accordance with the materials detailed under Section 10 of the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To 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.

INFORMATIVES

1. Approval - No negotiation required

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.

REPORT DETAIL

1. Site Description

- 1.1 The application site is a large area containing several single storey buildings along with a large area of open space, a multi-purpose games area and car parking, all forming the Robert Beard / Birnam Wood Centre, which operates as a Pupil Referral centre for school children with behaviour issues.
- 1.2 The site lies on the north side of Hornchurch High Street. It also lies within the St Andrews Church Conservation Area and in the Havering Archaeological Priority Zone.

2. Description of Proposal

- 2.1 The proposal is for the erection of a double classroom demountable unit made of PVC. It would be located at the rear of the site, at the edge of an open space area adjoining the multi-purpose games area and close to the rear boundary with dwellings on Chaplaincy Gardens. The unit would be 14.8m wide, 9.75m long and 3.25m high with a flat roof.
- 2.2 It is required only for a temporary 15 month period during the construction period for the refurbishment and extensions to the centre that were approved in April 2017.

3. Relevant History

- 3.1 The following planning decisions are of relevance:

P0113.17 - Erection of two single storey extensions to provide classrooms
Apprv with cons 28-04-2017

P01935.16 - Proposed 1.8m high, black powder metal vertical rod fencing to part of the western boundary of the site.
Apprv with cons 28-04-2017

P0033.10 - Single storey extension to existing annexe, new steps and access ramp and new timber porch to existing annexe.
Apprv with cons 11-06-2010

P1513.99 - Single storey extension for use as an educational premises Pupil referral unit and new hard play area.
Apprv with cons 23-02-2000

4. Consultations/Representations

- 4.1 Notification letters were sent to 65 neighbouring occupiers and 2 response letters have been received. One letter does not specifically object to the

proposal but seeks assurances that there will be no security lighting facing their property, that the unit will be on site for a specified temporary period only and requesting that the centre's trees overhanging their garden be pruned. No additional lighting is proposed with this unit. This objector has subsequently confirmed he has no specific objections to the application itself.

- 4.2 The other letter objects to the proposal because it results in another building on the site and the effect on parking. However, the proposed unit will not result in any additional staff, pupils or parking demand and is required on the site for a limited period only.

- 4.3 The following consultation responses have also been received:

Traffic & Streetcare - no objection.

Environmental Health - no objections in terms of noise, contaminated land and air quality.

Historic England - no response.

5. Relevant Policies

- 5.1 Policies CP18 (Heritage), DC29 (Educational Premises), DC61 (Urban Design), DC68 (Conservation Areas) and DC70(Archaeology) of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document are considered to be relevant.
- 5.2 Policies 3.18 (Education facilities), 7.4 (local character), 7.6 (architecture) and 7.8 (Heritage assets and archaeology) of the London Plan, are material considerations.
- 5.3 The National Planning Policy Framework is generally relevant to these proposals.

6. Staff Comments

- 6.1 The main issues for this application are the impact of the proposed extensions on the streetscene and the conservation area as well as any impacts on the amenity of nearby properties.

Conservation Area Impacts

- 6.2 The site lies within the St Andrews Church Conservation Area. When assessing applications for development, the Local Planning Authority must pay special regard to the desirability of preserving or enhancing the character or appearance of the conservation areas under s72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. This does not mean that development will necessarily be opposed, only that any proposal

should not be detrimental to the special interest of the wider conservation area.

- 6.3 Although the site lies in a conservation area, and the structure involved is a steel reinforced PVC clad unit, the proposal is for a purely temporary structure for a limited period of 15 months. The unit would be sited in an obtrusive position visible only from one adjoining road and then only with difficulty from some distance. The unit is also essential to have on site temporarily to enable the approved extension/refurbishment works to improve the school to take place. For these reasons, the temporary impact on the conservation area is considered acceptable.
- 6.4 The unit is demountable and will be placed on concrete pads rather than requiring foundations to be dug. On this basis, there should be no disturbance to an archaeological interest on the site.

Design/Impact on Streetscene

- 6.5 The site contains 3 separate single storey buildings of different design that are not considered to make a positive contribution to the St Andrews Church Conservation Area. Approval has recently been given to two single storey extensions that will have the effect of unifying the buildings to some extent.
- 6.6 The demountable classroom unit would be cream in colour and located in a relatively unobtrusive part of the site, behind the car park and multi-purpose games and adjoining an existing building. From Inkip Road, it would be visible with some difficulty across the car park area and the high mesh fencing surrounding the games area. It would not be visible at all from the High Street, being screened by existing buildings. It would be largely screened from the rear of dwellings on Chaplaincy Gardens by a boundary fence and would be over 25m away from these dwellings. It would lie over 50 away from the rear of dwellings on Westland Avenue.

Impact on Amenity

- 6.7 The proposed unit would have windows in its front and rear elevations. However, it would be a single storey structure and would be separated from the nearest residential properties on Chaplaincy Gardens by at least 25m as well as trees on the site boundary. The unit would also lie over 50 away from the rear of dwellings on Westland Avenue. There would be no obvious adverse impacts on residential amenity.

Parking and Highway Issues

- 6.8 The unit will not result in any increase in pupils or staff on the site and will not result in any change to parking arrangements or vehicle access to the site. No significant highway nor parking issues arise from this proposal and there is no Highways objection.

Mayoral Community Infrastructure Levy

6.9 The proposal is not CIL liable as it comprises educational development.

7. Conclusion

7.1 The proposed unit is essential to have on site temporarily to enable the recently approved extension/refurbishment works to improve the school to take place. It would be sited in an obtrusive position visible only from one adjoining road and then only with difficulty from some distance and its temporary impact on the conservation area is considered acceptable. There would be no obvious adverse impacts on residential amenity and would not result in any additional staff, pupils or parking demand. Approval is therefore recommended.

IMPLICATIONS AND RISKS

Financial implications and risks:

None.

Legal implications and risks:

None.

Human Resources implications and risks:

None.

Equalities implications and risks:

The Council's planning policies take into consideration issues of equality. The proposals will enable the construction of enhanced teaching facilities on the site.