

Strategic Planning Committee

25th April 2019

Updates

Pages 9, 13, 15, 18, – Application Ref: P1292.15 , Address: 23-55 North Street, Romford, RM1 1BJ

Correction

- Paragraph 1.1 of the report states that the site is not within the Conservation Area. This is not correct.

A small portion of the front part of the site (approx. 1.5% of the site area) lies within the Conservation Area. The remainder of the site is outside of the conservation area. The Heritage Impact assessment of the report from Paragraph 10.40 contains a detailed assessment of the proposal in regard to the conservation area and impact upon it, including the Inspectors assessment of the previous proposal on the conservation area.

Additional Representations Received

An additional representation of objection has been received, raising the following points:

- Romford Civic Society: (Objection) The Planning Inspectors decision was “extremely unhelpful”. The development would fix the location of the existing ring road which would hinder future development. Deferral to allow the development to be better integrated into the ring road scheme is recommended.
- If member wish to approved a condition should be attached to retain the current architects to preserve the quality of finish.
- The development would harm the Conservation Area
- Conditions for SUDs and biodiversity planting should also be attached.

Officer response

- *The appeal decision is a material consideration regardless of whether Members or officers agree with the determination.*
- *There are no published proposals in relation to the ring road at this location and as such there would be no planning policy grounds to refuse or defer the proposal on grounds of prematurity.*
- *The proposal includes a high level of detail in regard to materials and finishes and it is considered that the recommended conditions would ensure a quality appearance. Applications would have to be made to make amendments to the approved details and would only be approved if the quality appearance is maintained.*
- *The impact on the conservation area is addressed in the Heritage Impact part of the report.*
- *The proposed development includes a green roof however a condition for SuDs will be attached in association with the green roof.*

Additional condition:

- Green roof and details of SuDs