



# Havering

L O N D O N   B O R O U G H

## STRATEGIC PLANNING COMMITTEE AGENDA

**7.30 pm**

**Thursday  
8 November 2018**

**Council Chamber,  
Town Hall, Main Road,  
Romford RM1 3BD**

Members 8: Quorum 4

**COUNCILLORS:**

**Conservative Group  
(4)**

Ray Best  
Jason Frost  
Maggie Themistocli  
Melvin Wallace (Chairman)

**Residents' Group  
(1)**

Reg Whitney

**Upminster & Cranham  
Residents' Group  
(1)**

Linda Hawthorn

**Independent Residents  
Group  
(1)**

Graham Williamson

**Labour Group  
(1)**

Keith Darvill (Vice-Chair)

**For information about the meeting please contact:**

**Taiwo Adeoye 01708 433079, Richard Cursons 01708 432430 or Victoria Freeman 01708 433862**

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[victoria.freeman@onesource.co.uk](mailto:victoria.freeman@onesource.co.uk)**

**To register to speak at the meeting please call 01708 433100  
Before 5.00pm on Tuesday 6 November 2018**

## **Protocol for members of the public wishing to report on meetings of the London Borough of Havering**

Members of the public are entitled to report on meetings of Council, Committees and Cabinet, except in circumstances where the public have been excluded as permitted by law.

Reporting means:-

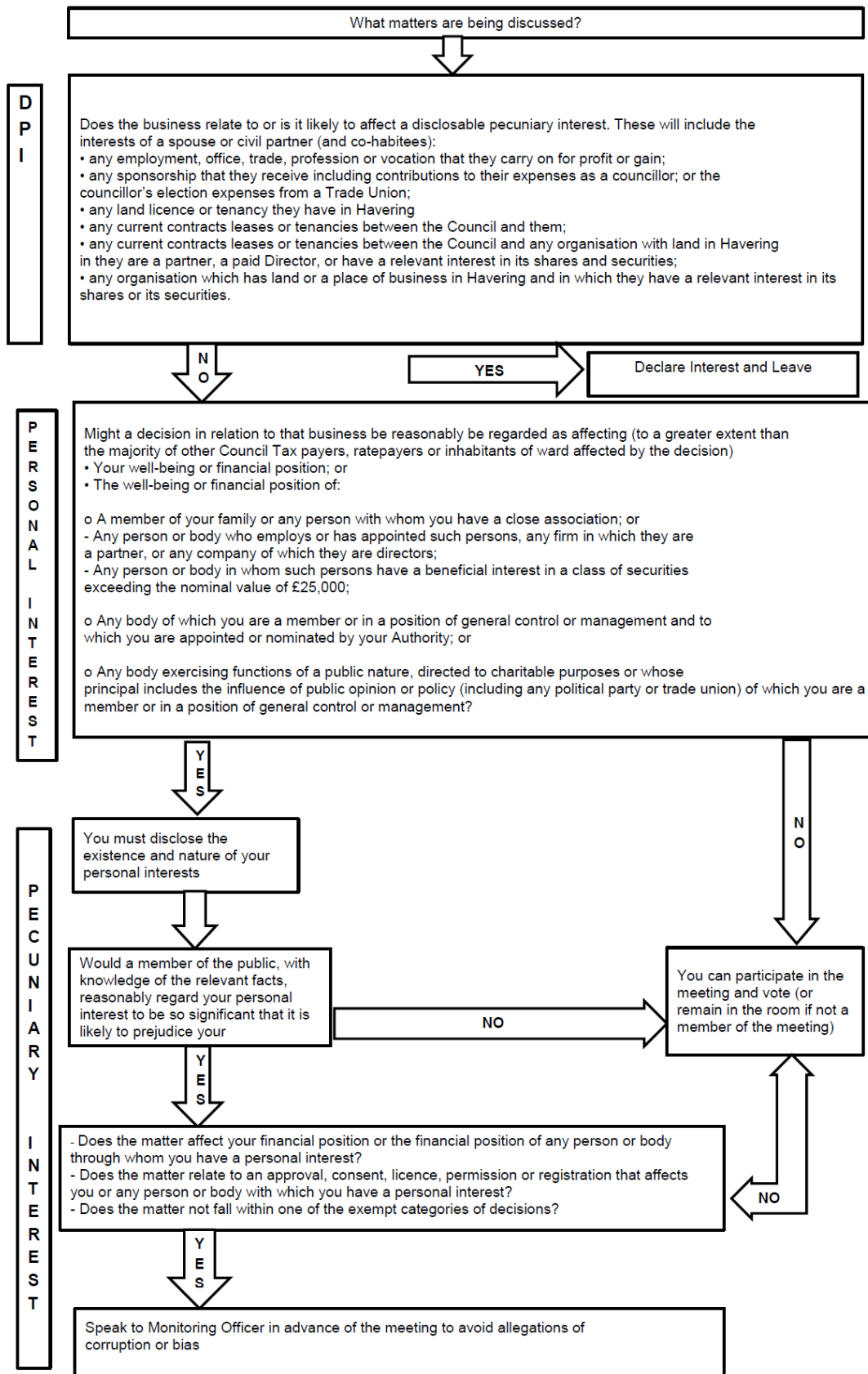
- filming, photographing or making an audio recording of the proceedings of the meeting;
- using any other means for enabling persons not present to see or hear proceedings at a meeting as it takes place or later; or
- reporting or providing commentary on proceedings at a meeting, orally or in writing, so that the report or commentary is available as the meeting takes place or later if the person is not present.

Anyone present at a meeting as it takes place is not permitted to carry out an oral commentary or report. This is to prevent the business of the meeting being disrupted.

Anyone attending a meeting is asked to advise Democratic Services staff on 01708 433076 that they wish to report on the meeting and how they wish to do so. This is to enable employees to guide anyone choosing to report on proceedings to an appropriate place from which to be able to report effectively.

Members of the public are asked to remain seated throughout the meeting as standing up and walking around could distract from the business in hand.

## DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



## **AGENDA ITEMS**

### **1 CHAIRMAN'S ANNOUNCEMENTS**

The Chairman will announce details of the arrangements in case of fire or other events that might require the meeting room or building's evacuation.

These are the arrangements in case of fire or other events that might require the meeting room or building's evacuation. (Double doors at the entrance to the Council Chamber and door on the right hand corner (marked as an exit).

Proceed down main staircase, out the main entrance, turn left along front of building to side car park, turn left and proceed to the "Fire Assembly Point" at the corner of the rear car park. Await further instructions.

#### **Development presentations**

I would like to inform everyone that Councillors will receive presentations on proposed developments, generally when they are at the pre-application stage. This is to enable Members of the committee to view the development before a planning application is submitted and to comment upon it. The development does not constitute an application for planning permission and any comments made upon it are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.

#### **Applications for decision**

I would like to remind members of the public that Councillors have to make decisions on planning applications strictly in accordance with planning principles.

I would also like to remind members of the public that the decisions may not always be popular, but they should respect the need for Councillors to take decisions that will stand up to external scrutiny or accountability.

Would everyone in the chamber note that they are not allowed to communicate with or pass messages to Councillors sitting on the Committee during the meeting.

### **2 APOLOGIES FOR ABSENCE AND ANNOUNCEMENT OF SUBSTITUTE MEMBERS**

(if any) - receive.

### **3 DISCLOSURE OF INTERESTS**

Members are invited to disclose any interest in any of the items on the agenda at this point of the meeting.

Members may still disclose any interest in an item at any time prior to the consideration of the matter.

**4 MINUTES** (Pages 1 - 2)

To approve as a correct record the minutes of the meeting of the Committee held on 11 October 2018 and to authorise the Chairman to sign them.

**5 DEVELOPMENT PRESENTATIONS** (Pages 3 - 4)

**6 PE00414/18 - 22-44 NORTH STREET ROMFORD** (Pages 5 - 10)

**7 PE/00492/18, PE/00508/18 AND PE/00507/18 - JOINT VENTURE THE LONDON BOROUGH OF HAVERING AND WATES RESIDENTIAL** (Pages 11 - 16)

**8 APPLICATIONS FOR DECISION** (Pages 17 - 20)

**9 P1701.17 - LAND AT RAINHAM BROADWAY** (Pages 21 - 40)

**10 QUARTERLY PLANNING PERFORMANCE UPDATE REPORT** (Pages 41 - 46)

**Andrew Beesley**  
**Head of Democratic Services**

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**MINUTES OF A MEETING OF THE  
STRATEGIC PLANNING COMMITTEE  
Council Chamber, Town Hall, Main Road, Romford RM1 3BD  
11 October 2018 (7.30 - 9.00 pm)**

**Present:**

**COUNCILLORS 8**

<b>Conservative Group</b>	+Philippa Crowder, Jason Frost, +Carol Smith and Melvin Wallace (Chairman)
<b>Residents' Group</b>	Reg Whitney
<b>Upminster &amp; Cranham Residents' Group</b>	Linda Hawthorn
<b>Independent Residents Group</b>	Graham Williamson
<b>Labour Group</b>	Keith Darvill (Vice-Chair)

Apologies were received for the absence of Councillors Ray Best and Maggie Themistocli.

+Substitute Members: Councillor Philippa Crowder (for Maggie Themistocli) and Councillor Carol Smith (for Ray Best).

Councillors Joshua Chapman and Ciaran White were also present at the meeting.

There were no members of the public present at the meeting.

The Chairman reminded Members of the action to be taken in an emergency and the procedure for the meeting.

**21 DISCLOSURE OF INTERESTS**

There were no disclosures of interest.

**22 MINUTES**

The minutes of the meeting of the Committee held on the 13 September 2018 were agreed as a correct record and signed by the Chairman.

23     **P1156.18 - ALBANY SCHOOL, BROADSTONE ROAD**

The Committee was addressed by Councillor Ciaran White.

The Committee considered the report and **RESOLVED** to agree the recommendation to **GRANT PLANNING PERMISSION** and that the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure those matters as set out in the report.

24     **P0048.18 - 112-116 SOUTH STREET**

The Committee was addressed by Councillor Joshua Chapman.

The report recommended that planning permission be granted, however following a motion to refuse the granting of planning permission it was **RESOLVED** that planning **PERMISSION BE REFUSED** for the following reasons;

- The proposal, by reason of its design, would fail to integrate satisfactorily with the retained non-designated heritage asset, thereby resulting in harm to its visual integrity, contrary to Policies CP18 and DC67 of the Core Strategy and Development Control Policies DPD, the Council's Heritage SPD, Policy 7.8 of the London Plan and the National Planning Policy Framework.
- The proposal, by reason of its height and the lack of comparably tall buildings nearby, would fail to respect the character of Romford Town Centre, contrary to Policies DC61 and DC66 of the Core Strategy and Development Control Policies DPD, ROM19 of the Romford Area Action Plan and 2.15 of the London Plan.

Councillors Linda Hawthorn and Keith Darvill voted against the resolution.

Councillor Graham Williamson abstained from voting.

25     **P1057.17 - 165-193 NEW ROAD**

The Committee received an update on the application from Officers.

Following a motion, the Committee **RESOLVED** to **DEFER** consideration of the application.

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Chairman



## **Development Presentations**

### **Introduction**

1. This part of the agenda is for the committee to receive presentations on proposed developments, particularly when they are at the pre-application stage.
2. Although the reports are set out in order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a specific application, you need to be at the meeting from the beginning.
3. The following information and advice only applies to reports in this part of the agenda.

### **Advice to Members**

4. These proposed developments are being reported to committee to enable Members of the committee to view them at an early stage and to comment upon them. They do not constitute applications for planning permission at this stage (unless otherwise stated in the individual report) and any comments made are provisional and subject to full consideration of any subsequent application and the comments received following consultation, publicity and notification.
5. Members of the committee will need to pay careful attention to the probity rules around predisposition, predetermination and bias (set out in the Council's Constitution). Failure to do so may mean that the Member will not be able to participate in the meeting when any subsequent application is considered.

### **Public speaking and running order**

6. The Council's Constitution only provides for public speaking rights for those applications being reported to Committee in the "Applications for Decision" parts of the agenda. Therefore, reports on this part of the agenda do not attract public speaking rights, save for Ward Members.
7. The items on this part of the agenda will run as follows:
  - a. Officer introduction of the main issues
  - b. Developer presentation (15 minutes)
  - c. Ward Councillor speaking slot (5 minutes)
  - d. Committee questions
  - e. Officer roundup

**Late information**

8. Any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in the Update Report.

**Recommendation**

9. The Committee is not required to make any decisions with respect to the reports on this part of the agenda. The reports are presented as background information.

 <b>Havering</b> LONDON BOROUGH	<b>Strategic Planning Committee 08 November 2018</b>
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<b>Pre-Application Reference:</b>	<b>PE/00414/18</b>
<b>Location:</b>	<b>22 – 44 NORTH STREET, ROMFORD</b>
<b>Ward:</b>	<b>ROMFORD TOWN</b>
<b>Description:</b>	<b>DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 2-TIERED BUILDINGS TO PROVIDE 95 RESIDENTIAL AND 3 COMMERCIAL UNITS</b>
<b>Case Officer:</b>	<b>WILLIAM ALLWOOD</b>

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## **1 BACKGROUND**

- 1.1 This proposed development is being presented to enable Members of the Strategic Committee to view it before a planning application is submitted and to comment upon it. The development does not constitute an application for planning permission and any comments made upon it are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.
- 1.2 The proposed detailed planning application has been the subject of two pre-application meetings with Officers, on 26 June 2018, and 18 October 2018.
- 1.3 The scheme has continued to be developed following feedback from the pre-application meetings.

## **2 PROPOSAL AND LOCATION DETAILS**

### **2.1 Initial Proposals**

- The initial proposed scheme ranged in height from 12 to 16 to 20 storeys, provided 169 residential units, and approximately 347 sq. m of commercial floor space
- The initial scheme proposed 114 private and 55 affordable residential units
- In response, Officers advised that the initial proposal was considered to be excessive in height and out of scale with neighbouring development; in addition, Officers advised that the proposed height and bulk of the initial scheme would significantly detract from the setting and views of the adjoining Church of St Edward the Confessor, a Grade II\* listed building, as well as having an overwhelming and negative impact upon the character and appearance of the Conservation Area.

#### **Revised Proposals**

- The revised proposed scheme ranges in height from 6 to 12 storeys, provides 95 residential units, and approximately 373 sq. m of commercial floor space
- The revised scheme proposes 62 private and 33 affordable residential units
- The revised scheme will essentially be car-free, with provision of 10no. flexible use disabled spaces, which could also be utilised for a car club; vehicular access to the site is from The Mews to the east.
- Amenity space for the development will be created through the provision of a communal garden at level 5 of the lower building to the south, as well as private terraces and balconies.

### **2.2 Site and Surroundings**

- The proposed site is located on the north eastern side of North Street midway between the cross roads with the Market Place/High Street, and the roundabout on the ring road
- The current building comprises a two storey block of commercial units backing onto the Mews and the church yard to St Edward the Confessor's Church. On the opposite side of North Street is the 8-storey Rubicon Court mixed use block together with the unfinished frame of a redevelopment of 23 – 55 North Street.
- The Circuit night club, now closed, is located at first floor level.

- To the north on the same side of North Street up to the roundabout is the podium development of North House, comprising a single storey plinth with a 12 storey office block.
- The site is located wholly within the Romford Conservation Area and St. Edward the Confessor Church is a Grade II\* listed building.
- The site is highly accessible to public transport and other services; it is 500 metres (12 minutes' walk) to the railway station and has a PTAL of 6a.

## **Planning History**

2.3 The following planning decisions are relevant to the application:

- Various applications relating to the night club use
- In 2015, planning permission was refused on the southern part of the site at 22 – 28 North Street The demolition of 4 shops and offices over and the erection of an 8 storey mixed development with 4 No ground floor shops (A1 and A3), 28 flats above (24 No 2 Bed and 4 no 1 bed) together with private balconies and terraces, communal storage, roof mounted photo-voltaic cells, bulkhead lighting to adjacent pavements, associated pavement improvements and improvements to the rear facade of 30-44 North Street (reference P1528.13)
- This application was refused for the following reasons:
  - Given the piecemeal nature of the development, and the loss of existing buildings which positively contribute to the conservation area, the setting of grade II\* listed church and wider street scene, the replacement scheme by way of its significant height, bulk, and massing would result in significant harm to heritage assets and incongruous to the established character locally
  - The proposed residential access was considered substandard being located in a back-street location, lacking legibility to pedestrians, would contribute to an unacceptable standard of residential accommodation
  - The proposed development failed to delivered appropriate planning obligations

## **3 MATERIAL PLANNING CONSIDERATIONS**

3.1 The main planning issues raised by the application that the committee must consider are:

- Principle of development
- Density and Site Layout
- Heritage considerations

- Design
- Housing provision
- Regeneration

### **3.2 Principal of Development**

- This is a brownfield site close to Romford Town Centre that is no longer required for its existing use. At all levels of planning policy, including the emerging Local Plan there is strong encouragement to maximise the use of such sites when they become available. Bringing forward this type of site that could be delivered in the short term will support the Council in meeting its housing requirement and identifying a 5-year supply of housing land.
- The site is located in Romford town centre, and is designated as “retail core” in the Romford Area Action Plan DPD. Policy ROM10 of the DPD states that planning permission will be granted for A1 uses at ground floor level, with planning permission potentially being given for A2-A5 uses under given circumstances.
- The existing buildings are of varied architectural interest and the parade is identified in the Romford Conservation Area Character Appraisal as having a part positive and part neutral impact on the visual character of the Conservation Area.
- Demolition and redevelopment is capable of being considered as acceptable in principle subject to any redevelopment being demonstrated to preserve or enhance the character and appearance of the conservation area.

### **3.3 Density and Site Layout**

- The proposed density would exceed the ranges identified in the current London Plan and the adopted Local Development Framework. The emerging London Plan suggests moving away from the density matrix approach however, and in any case, density is only one indication of the appropriateness of proposed development. What would be important in assessing such a high density proposal is whether it delivers sufficient quality of design and provides a high quality living environment for future occupiers.
- The existing Rubicon Court (8 storeys) opposite, and to some extent North House (12 storeys), has established the principle of taller buildings locally. Buildings of the height proposed, ranging from 6 to 12 storeys or possibly taller, could be considered appropriate in this context although there may be concerns over proximity of the buildings to the boundaries of adjacent sites in terms of amenity impact and/or prejudicing development of surrounding land, in accordance with Policy DC61 of the LDF and policies 7 and 10 of the submitted Local Plan.

### **3.4 Heritage Considerations**

- Given the proximity of the site to listed buildings, particularly the Grade II\* church and the fact that the entire site is located within the Romford Conservation Area, heritage matters are a key consideration for any redevelopment proposal. This is reinforced by the fact that Historic England considers Romford Conservation Area to be at threat with the potential of losing Conservation Area status or a significant change to its boundaries should its character be adversely affected by inappropriate redevelopment or change.
- Any redevelopment of the site needs to demonstrate the positive or neutral impact on the character and appearance of the conservation area and setting of the Grade II\* listed church which any redevelopment needs to achieve.

### **3.5 Design and Appearance**

- There is merit in an approach as demonstrated which gives high priority to the quality of materials and which can demonstrate a coherent design led approach to the redevelopment of the site.
- The initial pre-application scheme included pre-cast artificial stone or concrete cladding to lower and upper floors to differentiate them from the middle of the building and make them more special. In the revised scheme, these areas would be clad in high quality red brick, while the middle of the building would use London stock brick blend.

### **3.6 Housing Provision**

- Policy DC6 of the LDF states that the Council will aim to achieve 50% affordable housing provision as part of new major housing development in the Borough and the need to maximise affordable housing provision is reiterated within the draft Local Plan. The Mayor of London's adopted SPG on Affordable Housing and Viability specifies that where 35% or more affordable housing, measured in habitable rooms, is to be provided without public subsidy then viability appraisal would not be necessary.
- The proposed revised scheme indicates 39% affordable housing provision by habitable room, which, subject to tenure mix, could accord with the Mayors' SPG.

### **3.7 Regeneration and Romford Town Centre**

- Romford and the town centre are key areas for new growth, intensification and regeneration. The scope for this site in isolation, which is wholly within the Conservation Area, to contribute to these wider aspirations is important and officers are looking to ensure that the proposals are considered in the context of the forthcoming work on the Masterplan for Romford Town Centre.


### **3.8 Other Planning Issues**

- Archaeology
- Consideration of microclimate
- Servicing Management Plan
- Sustainable design and construction measures
- Secured by Design

### **Conclusions**

- 3.9 The proposed development has been considered at two pre-application meetings with officers, and the scheme has been developed as a result. There are some aspects that require further work as identified in this report and Members' guidance will be most helpful to incorporate as the various elements are brought together.



 <b>Havering</b> LONDON BOROUGH	<b>Strategic Planning Committee 8 November 2018</b>
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**Pre-Application References:** PE/00492/18

PE/00508/18

PE/00507/18

**Locations:**

- 1) Waterloo Estate, Romford
- 2) Serena Court, Solar Court & Sunrise Court, Parkhill Close And Sunrise Avenue, Hornchurch
- 3) Napier House & New Plymouth House, Dunedin Road, Rainham

**Wards:**

- 1) Romford Town
- 2) St Andrew's
- 3) South Hornchurch

**Description:** First phase of the 12 sites estate regeneration programme to be delivered through a joint venture between the London Borough of Havering and Wates Residential.

**Case Officer:** Jacob Lawrence

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## 1 BACKGROUND

- 1.1 This item is being presented to enable Members of the Strategic Planning Committee to be briefed on the joint venture partnership between Havering and Wates Residential, prior to individual sites coming forward for consideration by the Committee. The joint venture is currently working to deliver the first phase of the 12 sites estate regeneration programme. This programme seeks to develop the Council's own land to deliver approximately 3,000 new homes over the next 10 years.
- 1.2 Further details of the emerging proposals for individual sites will be presented to Members of the Strategic Planning Committee to view and comment on at a later date. The pre-application proposals referred to in this report are not yet subject to an application for planning permission. Any comments made in

response to the developer's presentation are provisional and subject to full consideration of any subsequent application and the comments received as a result of consultation, publicity and notification.

## **2 PROPOSAL AND LOCATION DETAILS**

- 2.1 The 12 estates programme seeks to develop the Council's own land to deliver approximately 3,000 new homes over the next 10 years. Wates were chosen as a development partner following a competition process which ran throughout 2017. Following the competition process the appointment of Wates as a development partner was approved by cabinet in January 2018.

In addition to providing much needed additional housing the joint venture seeks to deliver:

- Vibrant and safe communities
- High quality public spaces, and open space for play and recreation
- Community facilities
- Affordable housing
- New infrastructure
- Revenue to reinvest to help fund essential services

The first 3 sites to come forward as part of the joint venture are set out below.

### Waterloo Estate

- 2.2 The site consists of a post war housing estate covering an area of approximately 4.5 hectares set off Waterloo Road at the western edge of Romford Town Centre. The estate currently consists of 287 residential units in buildings ranging from 2 storey houses to 11 storey flatted blocks. At present, 224 of the existing units are affordable. In addition to residential uses there is a public house on the estate.

The site is bounded by 2 storey semi-detached housing to the west, 2-4 storey commercial buildings to the north and the A125 dual carriageway to the east. On the opposite side of the A125 is the prominent flank elevation of the Brewery retail development and associated car park. To the south is a railway embankment designated in the Council's Local Plan as a Site of Importance for Nature Conservation (SINC) of Borough Importance. There are 2 Grade II listed buildings adjacent to the site: St Andrew's church located at the western edge of the site and Salem's Chapel lies to the north on London Road facing onto Cottons Park. The land adjacent to the railway is within an Archaeological Priority Area. Romford train station is within walking distance and there are a number of bus routes on Waterloo Road and London Road. The Public Transport Accessibility (PTAL) score for the site ranges from 2-6a, the more accessible part (6a) fronting Waterloo Road with the rest of this ranging from 2 to 3.

### Solar, Serena and Sunrise Court

The site covers approximately 1 hectare and consists of single and two storey sheltered residential accommodation for the elderly (55 units, Council-owned),

facing mainly west onto Parkhill Close and Sunrise Avenue. The eastern edge of the site backs onto residential gardens as does the southern edge, separated by a private road. Although the frontage on Parkhill Close and Sunrise Avenue is continuous for pedestrians, the roads are separated by bollards to prevent drive through.

The site lies opposite three residential blocks of between 12 and 13 storeys in height surrounded by parking and landscaping. Two blocks are served to the south from Sunrise Avenue, the other to the north from Parkhill Close. The latter road has an allotment on the western side of the road the north of this site. Harrow Lodge Park is prominent in the views west from the site which contributes to this location's character, otherwise the area is predominantly residential. The nearest bus stops are located approximately 10 minutes walk away on Abbs Cross Lane. The PTAL rating for the area is 1b. There are quite significant level changes on the site.

### Napier House & New Plymouth House

The site consists of two 13 storey residential flatted blocks comprising 97 units, of which 87 are owned by the Council, the other 10 being leasehold. The site incorporates three car parks accessed off Dunedin Road, one of which is raised above ground floor level and also a small children's play area is located between the two towers. A cycle and pedestrian route runs north to south through the eastern portion of the site, the former connecting the New Road nation cycle route to the local cycle network serving Romford and Elm Park northwards of this site via Gisborne Gardens. The southern boundary faces onto New Road, enclosed by boundary fencing and a row of mature trees.

The site is bounded by playing fields to the east and 2 storey terraced housing to the west which front onto New Road and the gardens of which run the full depth of this site to Dunedin Road. The area north is predominantly residential, to the south the area is mostly industrial (some pockets of recent residential development) with the River Thames beyond. The area to the south and west on New Road is earmarked for significant regeneration with 3000+ new homes proposed including a new mixed use centre and train station at Beam Park. The nearest rail station is Rainham (0.8 miles distant) and there are bus routes and a cycle path on New Road. The PTAL score for the site is 2. The site is in a Flood Zone 2 and the southern part of the site sits in the outer/middle zone of a high pressure gas pipeline.

### **Planning History**

- 2.3 None relevant to these proposals

## **3 CONSULTATION**

- 3.1 At this stage, it is intended that the following will be consulted regarding any subsequent planning applications:
- Thames Water

- Network Rail (Statutory Consultee)
- Environment Agency
- Greater London Authority (Statutory Consultee)
- Havering PCT
- Fire Brigade
- National Grid – Gas/Electricity
- Historic England (Statutory Consultee)
- Transport for London (Statutory Consultee)
- Natural England
- National Air Traffic Services

#### **4 COMMUNITY ENGAGEMENT**

- 4.1 In accordance with planning legislation, the developer has begun consultation with the local community on these proposals as part of the pre-application process.

#### **5 MATERIAL PLANNING CONSIDERATIONS**

- 5.1 The main planning issues raised by the 12 sites estate regeneration proposals that the committee must consider when detailed proposals come forward are:

- Principle of development
- Density, Scale and Site Layout
- Parking and Highway Issues
- Housing Mix/Affordable Housing
- Impact on Neighbouring Amenity

- 5.2 Given this report provides a background to the Joint Venture and does not present any specific scheme details no substantive consideration of the above matters can be undertaken at this stage.

#### **5.8 Additional Issues**

A number of other matters will need to be addressed as part of the pre-application process. Securing a policy compliant response to these issues will be fundamental to the success of the schemes as they develop in form and layout. These include the following (list not in order of priority or exclusive):

- Residential Quality
- Sustainability, energy efficiency and climate change mitigation
- Impact on local Education provision
- Environmental Impacts
- Archaeology
- Biodiversity
- Flooding and Drainage
- Infrastructure and Utilities
- Healthcare
- Open Space and Recreation

In all respects the estate regeneration schemes will be expected to achieve the highest quality of development both internally and externally and pay full regard to planning policy requirements. The proposals will also be subjected to independent scrutiny through the Quality Review Panel process. The Committee will have the opportunity to review the proposals when the applicant returns to present more developed proposals in due course.

### **Financial and Other Mitigation**

- 5.9 The proposals would likely attract a range of section 106 contributions to mitigate the impact of the development. This will be matter for further discussion as the proposal evolves.
- 5.10 The Council is undertaking work to put a Community Infrastructure Levy (CIL) in place to mitigate the impact of development in the borough by contributing to the cost of Infrastructure necessary to support such development. This development would attract CIL contributions if an implementable consent is in place after the CIL is in place. This will be determined by the final quantum of development.

### **Conclusions**

- 5.12 The proposals for all 3 sites are still in the pre-application stage and additional design work will need to be carried out before detailed proposals can be presented to the Strategic Planning Committee for comment.
- 5.13 This report and associated developer presentation provides Members with an early opportunity to be briefed on the work undertaken to date, gain a better understanding of the objectives and timescales of the 12 Sites programme and offer opinion on the direction of travel.

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## **Applications for Decision**

### **Introduction**

1. In this part of the agenda are reports on strategic planning applications for determination by the committee.
2. Although the reports are set out in order on the agenda, the Chair may reorder the agenda on the night. Therefore, if you wish to be present for a specific application, you need to be at the meeting from the beginning.
3. The following information and advice only applies to reports in this part of the agenda.

### **Advice to Members**

#### Material planning considerations

4. The Committee is required to consider planning applications against the development plan and other material planning considerations.
5. The development plan for Havering comprises the following documents:
  - London Plan March 2016
  - Core Strategy and Development Control Policies (2008)
  - Site Allocations (2008)
  - Romford Area Action Plan (2008)
  - Joint Waste Development Plan (2012)
6. Decisions must be taken in accordance with section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004. Section 70(2) of the Town and Country Planning Act 1990 requires the Committee to have regard to the provisions of the Development Plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Committee to make its determination in accordance with the Development Plan unless material planning considerations support a different decision being taken.
7. Under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development which affects listed buildings or their settings, the local planning authority must have special regard to the desirability of preserving the building or its setting or any features of architectural or historic interest it possesses.
8. Under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, in considering whether to grant planning permission for development

which affects a conservation area, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

9. Under Section 197 of the Town and Country Planning Act 1990, in considering whether to grant planning permission for any development, the local planning authority must ensure, whenever it is appropriate, that adequate provision is made, by the imposition of conditions, for the preservation or planting of trees.
10. In accordance with Article 35 of the Development Management Procedure Order 2015, Members are invited to agree the recommendations set out in the reports, which have been made based on the analysis of the scheme set out in each report. This analysis has been undertaken on the balance of the policies and any other material considerations set out in the individual reports.

#### Non-material considerations

11. Members are reminded that other areas of legislation cover many aspects of the development process and therefore do not need to be considered as part of determining a planning application. The most common examples are:
  - Building Regulations deal with structural integrity of buildings, the physical performance of buildings in terms of their consumption of energy, means of escape in case of fire, access to buildings by the Fire Brigade to fight fires etc.
  - Works within the highway are controlled by Highways Legislation.
  - Environmental Health covers a range of issues including public nuisance, food safety, licensing, pollution control etc.
  - Works on or close to the boundary are covered by the Party Wall Act.
  - Covenants and private rights over land are enforced separately from planning and should not be considered.

#### Local financial considerations

12. In accordance with Policy 6.5 of the London Plan (2015) the Mayor of London has introduced a London wide Community Infrastructure Levy (CIL) to fund CrossRail.
13. Other forms of necessary infrastructure (as defined in the CIL Regulations) and any mitigation of the development that is necessary will be secured through a section106 agreement. Where these are necessary, it will be explained and specified in the agenda reports.



**Public speaking and running order**

14. The Council's Constitution allows for public speaking on these items in accordance with the Constitution and the Chair's discretion.
15. The items on this part of the agenda will run as follows:
  - a. Officer introduction of the development
  - b. Registered Objector(s) speaking slot (5 minutes)
  - c. Responding Applicant speaking slot (5 minutes)
  - d. Councillor(s) speaking slots (5 minutes)
  - e. Cabinet Member Speaking slot (5 minutes)
  - f. Officer presentation of the material planning considerations
  - g. Committee questions and debate
  - h. Committee decision


**Late information**

16. Any relevant material received since the publication of this part of the agenda, concerning items on it, will be reported to the Committee in the Update Report.

**Recommendation**

17. The Committee to take any decisions recommended in the attached report(s).



 <b>Havering</b> LONDON BOROUGH	<b>Strategic Planning Committee 8 November 2018</b>
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<b>Application Reference:</b>	<b>P1701.17</b>
<b>Location:</b>	<b>Former Rainham Library, offices at 21 Broadway and land to the rear of 29 Broadway, Rainham</b>
<b>Ward:</b>	<b>Rainham &amp; Wennington</b>
<b>Description:</b>	<b>The demolition of existing buildings and the construction of 57 homes comprising a mix of 22 houses and 35 apartments with associated access roads, parking, hard surfacing, landscaping, boundary treatments, refuse stores, an electrical substation and means of access to and from Broadway.</b>
<b>Case Officer:</b>	<b>Suzanne Terry</b>
<b>Reason for Report to Committee:</b>	<b>The Head of Planning considers committee consideration to be necessary.</b>

## **1 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- 1.1 The proposal is acceptable in principle and accords in all material respects with the requirements set out in Policy SSA13 with regard to development type, density and parking provision. The proposal is also considered to accord in principle with the objectives of the Rainham and Beam Park Framework, including the strengthening and enhancement of the character of Rainham Village and by providing a range of housing types, including the creation of family housing.
- 1.2 The proposal is considered to be appropriately designed and laid out, such that it would be a suitably high quality development. The development is considered to respect local character and to maintain the character of the Rainham Village conservation area and the setting of listed buildings within the vicinity of the site.

- 1.3 There is considered to be no material harm to neighbouring amenity, owing to the design of the development and also taking into consideration changes in ground levels.
- 1.4 Given the location of the site within Rainham Village, its close proximity to Rainham Station and the parking standards set out in the site specific allocation, the level of parking provision is considered acceptable.
- 1.5 The proposal makes adequate provision for affordable housing, based on the submitted viability appraisal, and also to overcome other infrastructure impacts arising from the development.

## **2 RECOMMENDATION**

2.1 That the Committee resolve to GRANT planning permission subject to:

- The prior completion of a legal agreement to secure the following planning obligations:
- The payment of up to £256,500 towards education infrastructure within the Borough, of which 50% shall be paid prior to first occupation of any unit within the development and the remaining 50% prior to occupation of the 29<sup>th</sup> unit within the development.
- Prior to commencement of development, the payment of £4,000 to LBH Highways for Traffic Management Order and traffic notices.
- Prior to first residential occupation of the development, the payment of a contribution of £44,460 to the LBH Carbon Offset fund.
- Prior to first residential occupation of the development , the payment of £35,500 to provide for off-site provision of play space within the Borough
- A restriction on the ability of future occupiers to obtain parking permits
- The provision, retention and maintenance of a footpath running north south through the site, in accordance with the location shown on the approved plans
- The footpath link to the northern boundary shall be formed in substantially the manner detailed on the approved plan or in an alternative alignment agreed between the parties in the event that (a) funding and a scheme is in place to deliver a link between the site's northern boundary and the public footpath network. The footpath link to the southern boundary shall be formed in substantially the manner detailed on the approved plan or in an alternative alignment agreed between the parties in the event that (a) funding and a scheme is in place to deliver a link between the site's southern boundary and the public footpath network. Timescales for delivery to be incorporated into the legal agreement. Once built, there shall be permissive rights granted on foot across the footpath link and to the northern and southern boundary on the alignment of the path.

- The provision of a minimum of 10% of the units within the development to be provided as units for Affordable Rent (not more than 80% of Market Rent). These shall comprise 2 no. 1 bed units (wheelchair units) within Block 2 and 4 no. 2 bed units within Block 2.
  - 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
  - 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.
- 2.2 That the Head of Planning is delegated authority to negotiate the legal agreement indicated above.
- 2.3 That the Head of Planning is delegated authority to issue the planning permission and impose conditions and informatives to secure the following matters:

## Conditions

1. Time limit for commencement
2. Accordance with plans
3. No additional flank windows
4. Details of site levels existing and proposed
5. Details of refuse and recycling storage
6. Laying out of parking areas prior to occupation
7. Submission and implementation of parking management plan prior to occupation
8. Hours of Construction
9. Construction methodology
10. Constructions Logistics Plan
11. Provision of electric vehicle charging points
12. Provision of blue badge parking within the development
13. Details of wheel washing during construction
14. Vehicle access to be completed prior to occupation
15. Removal of permitted development rights for dwellings – Classes A-E inclusive
16. Details of boundary treatment
17. Details of external lighting
18. Details of cycle storage
19. Water efficiency
20. Accessible and adaptable dwellings
21. Details of Secure by Design
22. Archaeology – including submission of written scheme of investigation
23. Contamination – Phase II investigation and remediation where shown to be required
24. Contamination – if contamination subsequently discovered
25. Air Quality – assessment and mitigation measures
26. Air Quality – contractor to sign up to NRMM register
27. Air Quality – use of ultra low NoX boilers
28. Noise mitigation – to accord with mitigation measures set out in report reference M911-03A
29. Materials – notwithstanding the details within the application, submission of samples of all external materials
30. Submission of sample panels for exterior walling, to include brick bond, copings, mortar mix, colour and pointing profile
31. Submission of details of windows, doors, eaves, verges and cills by section and elevation at scales between 1:20 and 1:1, as appropriate
32. Window frames to be set minimum 70mm behind the face of external bricks
33. Submission of details of electricity, gas and water meter boxes
34. Electrical and telephone services to the development to be run underground
35. All rainwater goods to be black and permanently maintained as such
36. Landscaping – notwithstanding the details within the application, details of hard and soft landscaping, to include all ground surface finishes, street furniture, boundary treatments and planting.
37. All buildings containing flats to be provided with communal TV and radio aerial and satellite dish in positions to be previously submitted to and approved by the LPA.
38. Removal of permitted development rights – satellite antenna

39. Details of measures to protect tree-line to north-west of the site during construction
40. No works to trees or vegetation clearance to take place during bird nesting season (February to August) unless surveyed immediately beforehand for active nests
41. Bat roost survey prior to demolition of buildings on site
42. Details of measures to buffer the drainage ditch and northern site boundary and submission of bat sensitive lighting strategy
43. Trenches – any left open overnight furnished with gently sloping planks
44. Reptile and water vole survey to be undertaken prior to works commencing in accordance with best practice survey methodology and mitigation as appropriate
45. Retention of balcony screening to end units of block 5
46. Obscure glazing to flank windows at eastern end of block 5
47. Finished floor levels – to be at 4.17m first floor for all houses and apartments 4 and 5; to be 4.17m ground floor or above to blocks 1, 2 & 3
48. Flood evacuation plan to be submitted
49. No foundations within 8m buffer zone unless details otherwise submitted and agreed in writing and agreed in consultation with the EA.
50. Details of tree protection measures.
51. Retention of existing walls as indicated to be retained on drawing no. PH-118-028.

### **Informatives**

1. INF29 – Approval with amendment
  2. Highways Informatives
  3. Fee informative for planning conditions
  4. Planning obligations informative
  5. Approval and CIL
  6. Street naming and Numbering
  7. Environment Agency informatives relating to tidal flooding and permitting requirements.
- 2.4 That, if by 08 March 2019 the legal agreement has not been completed, the Head of Planning is delegated authority to refuse planning permission.
  - 2.5 That the Committee confirms that it has had special regard to the desirability of preserving the settings of listed buildings and features of special architectural or historic interest as required by Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2.6 That the Committee confirms that it has paid special attention to the desirability of preserving or enhancing the character and appearance of the Rainham Village Conservation Area as required by Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **3 PROPOSAL AND LOCATION DETAILS**

#### **3.1 Proposal**

- The application is for the demolition of existing buildings and the construction of 57 residential units, comprising a mix of 22 houses and 35 apartments. Within this all of the houses provide three bedroom family accommodation; the flats comprise 8 no. 1 bed units and 27 no. 3 bed units.
- The development proposes the creation of a separate access and egress onto Broadway. Accordingly there will be a one-way system for vehicles within the site.
- The proposals have a single building fronting onto Broadway, which will lie between The Vicarage and the Phoenix pub. This is described as Block 1 within the application. The block is designed primarily as a two storey building, with some second floor accommodation within the central section of the block. External materials are brick, a mix of two tones, with a tiled roof. Behind this, two further blocks lie perpendicular to the frontage building, enclosing a parking courtyard. These are described as blocks 2 and 3 within the application. Both are three storey blocks, although with a slightly recessed top floor. Materials are similar to those used in Block 1.
- In the north-western corner of the site it is proposed to construct a further flatted block, referenced in the application as Blocks 4 and 5. This comprises two buildings situated close together, each of which is three storeys high. Parking is provided at ground floor level (10 spaces), together with refuse and cycle storage facilities. External materials are brick, using two brick tones.
- The remainder of the units within the site are houses, primarily arranged in short terraces. Each of the houses has an outdoor amenity area and two in-curtilage parking spaces, arranged in a tandem format. The houses are all three storeys high, constructed primarily of two brick types, some with a dormer element to the design.
- The development provides a total of 81 parking spaces. These are a mix of in-curtilage spaces, or within parking courtyards or located on-street within the development site as a whole. There is a mix of visitor and allocated parking. The proposal also includes a designated area for a future footpath/cycle link, an electricity sub-station is proposed in the south-western corner of the site.

#### **3.2 Site and Surroundings**

- The application site is a parcel of land situated on the west side of Broadway. Access to the site is currently taken from Broadway. The site is presently occupied by two redundant buildings, one a former library and the other an office building. Neither are of any architectural merit. There is some hard surfacing within the site, comprising a former parking area associated with the buildings on the site, but there are also areas of soft landscaping and vegetation.



- Ground levels generally fall towards the west of the site, where there is a drainage ditch. Beyond the ditch, the embankment rises sharply upon which is the platform for Rainham Station. Further west of this lies the Channel Tunnel railway (HS1). To the south of the site lies a car park owned by Network Rail. To the north there is an embankment, heavily covered with vegetation, which leads up to the historic former wharf area.
- The application site lies within the Rainham Village Conservation Area. The site shares a boundary with a number of listed buildings, including The Vicarage (Grade II listed) and Redberry (Grade II listed). Opposite the site lies St. Helens and St. Giles Church (Grade I listed) and Rainham Hall (Grade II\* listed).

### **Planning History**

- 3.3 P2014.16 - The demolition of existing buildings and the construction of 62 no. homes comprising a mix of 20 houses and 42 apartments with associated access roads, parking, hardsurfacing, landscaping, boundary treatments, refuse stores, an electrical substation and means of access to and from Broadway. Withdrawn.

## **4 CONSULTATION RESPONSE**

- 4.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.
- 4.2 The following were consulted regarding the application:
- 4.3 Thames Water – no objection, subject to piling condition and informatives regarding surface water drainage

Greater London Archaeological Advisory Service – no objection, subject to a condition requiring further investigations.

Metropolitan Police Designing Out Crime – conditions relating to community safety, boundary treatment, lighting and cycle storage recommended.

LBH Education – there is a deficit of school places locally and developer should make financial contribution towards cost of providing additional school places.

LBH Highways – no objections subject to conditions and legal obligation to restrict parking permits and provide financial contribution to traffic management orders and traffic notices.

Lead Local Flood Authority – Flood Risk Assessment and strategy is acceptable.

LBH Waste & Recycling – no objections.

Fire Brigade – no objections.

Fire Brigade (water supply) – no new hydrants are required.

High Speed 1 – request condition requiring developer to enter discussions with HS1 regarding likely impact on their property [Officer comment: Such a condition is not reasonable or enforceable. HS1 line is sufficiently separated from the site that there is no material impact from a planning perspective].

LBH Environmental Health – conditions recommended relating to land contamination and air quality. Noise assessment has been reviewed and no objections raised subject to implementation of measures set out in the noise consultants report.

Historic England – residential scheme of this scale is considered acceptable. Note that a number of design revisions made to overcome previously expressed concerns. Development responds more successfully to the conservation area, though Block 1 should be designed to appear as a terrace. If approved, conditions relating to design details and materials will be crucial. Efforts should be made to secure a footpath link through the site. [Officer comment: further revisions received subsequently which re-design Block 1 to have a terraced appearance to address HE comments. The scheme also makes provision for a footpath link within the site, with a legal obligation proposed to try to link this with land outside of the application site].

LBH Heritage Advice – The applicant has engaged in pre-application discussion regarding the proposal. There is considered to be considerable scope to enhance the conservation area through a sensitive scheme which demolishes the existing structures and erects high quality housing. Heritage discussions have focussed on Block 1 by introducing active frontage and improving quality of detailing and materials employed. Attention has also been given to improving the elevational treatment of blocks within the site and landscaping. The proposals are considered much improved compared to earlier proposals and there is no objection to grant of permission subject to some minor amendments to the proposal and imposition of appropriate conditions [Officer comment: revised plans subsequently received addressing the majority of the revisions requested. Conditions recommended by heritage advisor are also proposed as part of the recommendation for approval].

Environment Agency - Original objections to the application have now been satisfactorily resolved and can now be removed. It is noted that the possibility of de-culverting the area around the Rainham Main Sewer has been explored but is not possible as it is outside the applicant's control. However, by use of cantilevering the design of Block 5 are able to provide an 8m buffer zone from the culvert. No objection is raised on flood risk grounds although an informative is suggested with regard to matters of emergency access/egress or refuge in event of tidal flooding [Note: Additional information subsequently provided by applicant to indicate that finished floor levels would be set above the minimum requirement to avoid flood breach levels; this can be secured by condition].

HSE – do not advise against granting permission on health and safety grounds.

## **5 LOCAL REPRESENTATION**

5.1 A total of 92 neighbouring properties were notified about the application and invited to comment. The application has been publicised by way of site notice displayed in the vicinity of the application site and has also been publicised in the local press.

5.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application were as follows:

No of individual responses: 4, of which 3 objected, 1 commented.

5.3 The following local groups/societies made representations:

- National Trust (on behalf of Rainham Hall) object as heritage statement considered to be inadequate, failing to address impact of new development on heritage asset of Rainham Hall and insufficiently detailed to enable impact on these Grade II\* buildings to be assessed ; design of frontage building is considered a missed opportunity to enhance the conservation area [Comment: Staff have worked extensively with heritage and urban design advisors in order to secure revisions to the scheme and are satisfied, based on input from heritage advisors, that the heritage implications of the development have been properly considered and assessed].

### **Representations**

5.4 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

#### **Objections**

- Site is overdeveloped, excessive density
- Proposal is overbearing and is harmful to neighbouring residential amenity
- Development causes overlooking
- Historic England should be consulted on the proposals and specialist conservation advice obtained [Officer comment: the Council has consulted HE and obtained specialist heritage and urban design advice]
- Development will restrict opportunity to develop neighbouring sites
- Failure to assess impact on site in its entirety and omits consideration of historic elements across the site as a whole
- Height of buildings should be controlled
- Loss of light and overshadowing
- Ground levels of development should be controlled
- Footpath link should be completed
- Contamination and height of land requires control
- Development should avoid flood risk

- Impact on adjacent trees and consequently on wildlife
- Location of bin store affects amenity
- Parking
- Design not sufficiently high quality for conservation area and detrimental to setting of listed buildings
- Use of balconies could be unsightly and cause overlooking
- Social housing should be equal in quality to private housing
- Boundary treatment should protect neighbouring gardens from parking areas
- Garden sizes too small for proposed dwellings
- Memorial stone re-sited outside (new) library needs protecting
- Development proposes security risk to neighbouring property
- Impact on historic walls

Supporting comments

- Original building was ship-lap and would be nice to have this as part of future development [Officer comment: Consideration was given to this but modern shiplap would not effectively replicate that which previously existed and is on neighbouring development, so was judged to be an unacceptable pastiche, which would not blend well with the existing].

## **6 MATERIAL PLANNING CONSIDERATIONS**

6.1 The main planning issues raised by the application that the committee must consider are:

- Whether the development is acceptable in principle
- The impact of the development on local character, with specific reference to the impact on the Rainham Village Conservation Area and nearby listed buildings
- The design and layout of the development and the quality of the residential environment
- Design and visual impact
- Impact on Amenity
- Environmental impacts
- Parking and highway issues
- Affordable housing and other infrastructure impacts

### **6.2 Principle of Development**

6.2.1 The application site is identified in the LBH Site Specific Allocations DPD under Policy SSA13. In terms of land-use, SSA13 permits only residential and community uses within the site, although it encourages retail and leisure uses to the Broadway frontage. The proposed development of the site is for residential purposes. Whilst no element of retail and leisure is proposed to the frontage, Staff are satisfied that development of the site for residential purposes is acceptable in principle and would also be compliant with the Rainham and Beam Park Planning Framework.

6.2.2 Policy CP1 of the LDF expresses the need for a minimum of 535 new homes to be built in Havering each year. Table 3.1 of the London Plan supersedes the above target and increases it to a minimum ten year target for Havering (2015-2025) of 11,701 new homes or 1,170 homes each year. Ensuring an adequate housing supply to meet local and sub-regional housing needs is important to the growth of Havering and making it an area where local people can stay and prosper. As such, residential development on the site is considered to be acceptable in principle and would contribute towards the Borough's housing targets.

### **6.3 Impact on Local Character and Heritage Impacts**

6.3.1 The application site lies wholly within the Rainham Village Conservation Area. It lies in close proximity to a number of listed buildings, including St. Helen & St. Giles Church, which is Grade I listed, the Grade II\* listed Rainham Hall and the Grade II listed Vicarage and Redberry. It is acknowledged that existing buildings on the site are of a poor quality and neglected. As such redevelopment of the site offers the opportunity for a positive impact on local heritage assets.

6.3.2 Rainham Village Conservation Area is a designated heritage asset. The proposed building is within a sensitive part of the conservation area and is also judged to affect the setting of the listed buildings referred to above, which are also designated heritage assets. Paragraph 190 of the National Planning Policy Framework (NPPF) requires local authorities to identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset). Paragraph 193 of the NPPF states that great weight should be given to the assets conservation and, the more important the asset, the greater the weight should be. Paragraph 195 advises that where a proposed development will lead to substantial harm or total loss of significance to a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the harm or loss is outweighed by substantial public benefit or specified criteria apply. Paragraph 196 advises that where less than substantial harm will occur, this should be weighed against the public benefits of the proposal.

6.3.3 The Planning (Listed Building and Conservation Area) Act 1990 requires a local planning authority, where considering applications affecting a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. In considering development that affects a conservation area the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

6.3.4 The proposed development has been subject of significant revision since it was initially submitted and the applicant has worked in conjunction with Historic England, as well as the Council's own heritage and design advisors, to develop proposals in a manner that is now considered to protect the

character of the conservation area and the listed buildings that form part of it. This has particularly resulted in significant amendment to the proposed frontage building onto Broadway and improvement in the quality and type of materials to be used. Attention has also been given to improved detailing and quality of materials throughout the site and enhanced landscaping proposals. Staff consider that the proposal, particularly when viewed from Broadway, will enhance the character and appearance of the conservation area and will protect key views into and out of the site of the listed buildings opposite the site. The proposal is judged not to be detrimental to the character and setting of the listed buildings in the vicinity of the site. The Council's heritage and design advisors are supportive of the proposals and Historic England has confirmed that it is content for the Local Authority to determine the application. Key issues raised by Historic England during the application process, relating to the design of the principal frontage block, have been satisfactorily addressed in terms of revised design, materials and quality of detailing. Rainham Village is identified in the Rainham and Beak Park Framework as a character area, where new development is required to strengthen and enhance the character of the village and integrate well. Staff consider that these objectives are met. Whilst the proposals are judged acceptable, detailed conditions are however recommended to ensure the quality of materials and detailing are retained throughout the development. Subject to such conditions, the proposal is considered to accord with the provisions of the NPPF, as well as policies DC68 and DC69 of the LDF.

6.3.5 The application is accompanied by a Heritage Statement and it is considered that this acceptably considers the historic context of the site. Neither Historic England or the Council's specialised heritage advisors have raised any objection to the proposals. With regard to specific issues raised with regard to historic walls within the site, submitted details indicate the retention of existing walls including part of the boundary with The Phoenix public house, and the wall to the southern boundary of the historic access between Redberry and the Vicarage. A condition is proposed to secure their retention and protection. Reference has been made in representations to the newly re-sited memorial stone. There is a memorial plaque outside the new Rainham Library but it is not considered that this holds any direct implications for the proposed development. In terms of the impact on the existing Rainham War Memorial, Staff consider that the proposal presents the opportunity to enhance its setting compared to existing site conditions.

6.3.6 The Greater London Archaeological Advisory Service (GLAAS) have not raised any objections on archaeological grounds but conditions for further investigation are recommended.

#### **6.4 Design, Layout and Quality of Residential Environment**

6.4.1 Policy SSA13 prescribes a broad density range of 30-150 units per hectare. The development site has an area of 0.86 hectares and proposes a total of 57 units, thereby giving a development density across the site of 66 units per hectare, which is comfortably within and towards the lower end of the range. The development provides a good mix of unit types, including 22 family

houses, as well as a mix of 1 and 2 bedroom flats. Over 38% of the units within the development are family housing. This exceeds the minimum requirement set out within the Rainham and Beam Park Framework and is considered to respond appropriately to design requirements arising from the location of the site within a conservation area.

- 6.4.2 Policy 3.5 of the London Plan requires that housing developments should be of the highest quality both internally and externally and sets minimum space standards for internal space. The proposed development has been assessed against these criteria and Staff are satisfied that the proposals are compliant in terms of internal space.
- 6.4.3 With regard to amenity space provision, the LDF is not prescriptive in terms of garden areas but requires that amenity areas are functional, well laid out and fit for purpose. The layout of the proposed site provides a private rear garden area for each of the houses that is suitable for purpose. Each of the proposed flats have balconies which are of suitable size and functionality. The orientation of the site is favourable, which means the majority of houses have south facing gardens. Most flats have south or west facing balconies and levels of sunlighting to amenity areas is judged acceptable. Blocks 4 and 5 lie close to the embankment to the north of the site, which is steeply sloping and enclosed by dense landscaping that lies outside of the site. However, the balconies and main habitable room windows are situated to the southern side of the block and, as such, the flats are considered to provide an acceptable standard of accommodation for future occupiers.
- 6.4.4 The proposal would also be required to provide for children's play space. The Mayor has provided guidance on this within the Play and Informal Recreation SPG. Owing to site constraints, including the sloping levels, limited communal space within the development and relationship to the nearby watercourse, Staff are satisfied in this case that on site provision of play space would not necessarily achieve a suitable play area. As such, it is considered a contribution to off-site provision could be justified. In accordance with the SPG a calculation of expected child yield currently estimates around 13 children. There is a recreation ground within walking distance of the development in Viking Way and other play space nearby in Wennington, which could benefit from play space improvements. The applicant has agreed to pay a contribution of £35,500 towards play space enhancements, which Staff consider to be acceptable in principle.
- 6.4.5 The layout of the site, in terms of the position of the access road and the focus on 'fingers' of development stretching perpendicular to Broadway, reflecting the historic street pattern of the area, is generally supported. The principle of a separate access and egress focussing on views to and from the historic buildings on the eastern side of Broadway is acceptable. The development now has improved levels of natural surveillance into the public areas of the site compared to previous iterations of the scheme, which improves the quality of the residential environment and improves matters relating to security and public safety. Pre-application discussions have been undertaken with the Metropolitan Police Designing Out Crime officers, who

confirm they have no objections in principle to the proposals with regards to community safety, subject to appropriate planning conditions.

- 6.4.6 The layout of the site generally is considered acceptable and has now been informed by way of a more detailed and coherent landscape strategy for the site. The development includes improved crossing locations at the site access from Broadway and within the site, which improves the character and appearance of the site and gives more focus to pedestrian accessibility. Details of hard and soft landscaping will however be required by condition to ensure a suitably high quality of development.
- 6.4.7 The proposals include provision of a dedicated cycle/footpath route close to the western boundary of the site, which would accord with the objectives of the Rainham and Beam Park Planning Framework (RBPPF). The applicant has indicated that they would be prepared to facilitate a link to land to the north and south through provision of permissive rights. A full footpath route cannot be secured given the adjacent land is not within the applicants control but this would effectively safeguard a route within the site should a scheme and funding for a footpath across land to the north and south of the site come forward in the future.

## **6.5 Design and Visual Impact**

- 6.5.1 The development proposes a mix of apartment blocks and townhouses. The most prominent building on the site is the frontage block to Broadway (referenced as Block 1). Substantial work has been undertaken on the design of this block, in conjunction with both heritage and design advisors, including from Historic England. The resultant building is now predominantly two storeys, with well-proportioned front facing dormers. The rhythm of the frontage has been revised to provide entrances on to the street and to give the building an appearance more closely aligned to terraced housing, which more closely reflects the typical housing typology in this part of Rainham and is judged to be more appropriate in the wider streetscape. The scale of the building is judged to be appropriate with the varied scale and character of the buildings it sits between and the material palette has been simplified to consist primarily of brick. Whilst further detailed drawings and material samples will be required to ensure the quality of the build is retained, the proposed building is considered to have a positive impact on the streetscene. No objection is raised to blocks 2 and 3 within the site, which are of similar scale to the frontage building and designed to ensure that materials and detailing complement that of the frontage building.
- 6.5.2 The town houses within the site are predominantly three storeys. This partly reflects the fact that there is no residential accommodation in the ground floor of these buildings to address flood risk concerns but is also appropriate given the sloping topography of the site. Amendments to the design of these buildings have resulted in an improved visual impact, with significantly better quality detailing and materials, and improved arrangement of fenestration to give better visual interest, especially to the end elevations of the blocks.



6.5.3 The proposed flatted blocks at the northern end of the site are three storeys high. Given that the land falls away from Broadway, the massing of these three storey buildings is judged to be acceptable in their context and setting. Further design work to the elevations has resulted in a much more sympathetic and simplified palette of materials and these buildings are therefore judged to be acceptable in scale, character and appearance. Staff are satisfied that the overall height of development works appropriately with the topography of the site and responds to local character and context, such that there is no material conflict with the objectives of the height guidance set out in the Rainham and Beam Park Framework.

## **6.6 Impact on Amenity**

6.6.1 In terms of impact on amenity, the residential properties most closely affected by the development are Redberry and The Vicarage. It is also understood there is a residential flat above The Angel public house.

6.6.2 The Redberry is a residential property located to the north-eastern side of the site. It has a rear garden backing onto the western boundary of the site. The eastern flank wall of proposed block 5 will lie approximately 1.5m from the shared boundary. The impact of the block on Redberry is mitigated by this inset from the boundary, but also by the back to flank separation between the rear of the dwelling at Redberry and the flank of the block of around 26m and the variation in ground levels. This distance is considered to be within acceptable realms. A sunlight/daylight assessment has been submitted with the application and Staff are satisfied that there would be no materially adverse impact on daylight or sunlight to the neighbouring property. The balconies to block 5 will have screening to prevent overlooking of the garden of Redberry. The building will have flank windows but these would be secondary light sources to a living/kitchen-diner and as such could be obscure glazed to prevent loss of privacy. Details of boundary treatments can be wsecured by condition. However, details submitted with the application indicate that a new wall would enclose the corner of the neighbouring garden with new fencing to the boundary. Refuse stores for the block are just behind the rear garden boundary of Redberry but contained internally within the blocks and are not considered to result in conditions that would materially harm neighbouring amenity.

6.6.3 The flat above the Angel public house would be less affected by the proposed development as it lies at an oblique angle, well separated from the end of block 5. The rear garden area serves the public house. No material harm to amenity is therefore envisaged.

6.6.4 With regard to The Vicarage there will be a terrace of three houses backing on to the rear boundary of this property, together with a terrace of houses positioned perpendicular to the western rear boundary of this site. The garden depth of those units backing on to The Vicarage is close to 11m and, as a matter of judgement, Staff consider that, although the outlook from The Vicarage would be altered, the distance of the houses from the shared boundary would be sufficient to prevent a material loss of privacy and

amenity. Some unit (plots 36 and 37) have an oriel window design at first floor to further mitigate overlooking impacts and the dwellings are also sited on lower ground level than the Vicarage owing to the sloping topography of the site. Sunlight/daylight assessments submitted with the application indicate that no material harm to amenity in this respect would occur.

- 6.6.5 Other relationships within the development are generally acceptable from a residential amenity perspective. It is acknowledged that the development would be subject to noise implications from the adjacent railway. A noise assessment has been submitted with the application indicating that mitigation measures would be required. The mitigation measures proposed are considered to be acceptable and their implementation and retention could be secured by condition.

## **6.7 Environmental Impacts**

- 6.7.1 Matters relating to contaminated land, noise attenuation and air quality could be controlled by condition if permission were granted. It is noted that Environmental Health raised no material objection in either of these respects.
- 6.7.2 The application is accompanied by a Sustainability and Energy Statement. A financial contribution of £44,460 has been calculated as carbon emissions offset contribution in lieu of on-site carbon reduction measures. This has been calculated in accordance with the Council's planning advice note and can be secured through legal agreement. Subject to contributions being sought, this would comply with Policy 5.2 of the London Plan.
- 6.7.3 The submitted ecological assessment does not indicate any particular implications for protected species. No evidence of roosting bats was found in building or trees on the site, although as a precaution a condition for further inspection prior to demolition of buildings is recommended. Further surveys are recommended to be undertaken to check for presence of protected reptiles and water voles and to mitigate any impact as appropriate. The ecological assessment also makes recommendations with regard to use of bat sensitive lighting and retention of a protective buffer around the drainage ditch to the west of the site and main sewer to the north. Conditions can be applied to ensure works are undertaken in an appropriate manner.
- 6.7.4 An arboricultural assessment has been submitted with the application. The report identifies that some trees and scrub will be lost from the site as a result of the development. Primarily these are trees of low quality and value and no objection is raised in principle to their removal. There is a group of trees on the embankment, which lies outside the curtilage of the development. These trees are not to be removed as a result of the development, although it is recommended details of protection measures be secured by condition. Staff do not consider however that there are material grounds to object to the application on the basis of impact on trees and note that replacement landscaping within the site can also be secured by condition.

- 6.7.5 In terms of flood risk, neither the Environment Agency or LBH, in its capacity as Lead Local Flood Authority, have raised any objections to the proposals. The Environment Agency has also advised that it is satisfied there is no option to de-culvert the adjacent Rainham Main Sewer and is content with the applicants proposal to provide an 8m buffer strip through use of a cantilevered design to block 5. The applicant has also agreed additional measures with regard to finished floor levels within the development to provide adequate refuge in case of flooding, which meets requirements of the Environment Agency and can be secured by condition.

## **6.8 Parking and Highway Issues**

- 6.8.1 The application site has a PTAL of 3, which indicates a moderate level of access to public transport. The site is subject of a Site Specific Allocation which seeks a parking provision of 0-1.5 spaces per unit. Parking provision across the site is an average of 1.4 spaces per unit and falls within this range. The Rainham and Beam Park Framework sets out appropriate levels of car parking provision to be a maximum of 0.5 spaces per 1 bedroom unit, 1 space per 2 bedroom unit, 1.5 spaces per 3 bedroom unit. On this basis the development would be required to provide 63.5 parking spaces. The parking provision within the site exceeds this, at 81 spaces, with all family homes having access to two parking spaces.
- 6.8.2 In terms of the road layout, this has been subject of pre-application discussion with LBH Highways and the proposals are considered to be acceptable in principle in highway terms. The Fire Brigade have raised no objections to the proposals. Highways have requested a contribution of £4,000 towards traffic management order and traffic notices arising from the construction of the access junction, to cover the one way working for the roads within the development and the relocation of the zebra crossing on Broadway.
- 6.8.3 No objections are raised in terms of servicing. Details for waste collection, storage and management could be required by condition, as could details of construction logistics, blue badge parking and wheel washing.
- 6.8.4 In terms of parking the development provides 81 parking spaces. These are arranged as two spaces per unit for the houses, with the remainder of the spaces for the flats and visitor parking. Staff consider no objection can be raised to the number of spaces, given the PTAL of 3 and the close proximity to the railway station and as the amount of parking is compliant with the site specific allocation and the provisions of the Rainham and Beam Park Framework. The Framework suggests that parking should be accommodated through a mix of unallocated on street parking, on-plot parking for individual dwellings, secured parking courts and in undercroft parking to apartment buildings. This approach has been followed within the development. It is recommended however that details of a parking allocation and management plan be secured by condition. This would be compliant with Policy 6.13 of the London Plan and Policy DC33 of the LDF. An obligation through the Greater London Council (General Powers) Act 1974 is also sought to prevent future occupants of the development from obtaining parking permits.

## **6.9 Education Infrastructure**

- 6.9.1 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.
- 6.9.2 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.
- 6.9.3 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.
- 8.9.4 There has been a 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.
- 6.9.5 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.
- 6.9.6 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.

- 6.9.7 Previously, in accordance with the SPD, a contribution of £6000 per dwelling was sought, £4,500 for sites within the Beam Reach development area, based on a viability testing of the £20,444 infrastructure impact. It is considered that, in this case, £4,500 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.
- 6.9.8 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 £256,500 for educational purposes would be appropriate. Such contribution should be secured by legal agreement.

## **6.10 Affordable Housing**

- 6.10.1 Policy DC6 of the LDF and Policies 3.9, 3.11 and 3.12 of the London Plan seeks to maximise the provision of affordable housing in major development proposals. The Mayor of London Supplementary Planning Guidance 'Homes for Londoners' sets out that where developments propose 35% or more of the development to be affordable at an agreed tenure split, then the viability of the development need not be tested. Developments proposing less than 35% affordable housing provision are required to be supported by a viability appraisal demonstrating that the affordable housing offer is the maximum that can viably be secured.
- 6.10.2 A viability appraisal has been submitted with the application. The appraisal concludes that the maximum level of affordable housing that the development could viably support is 10% of the units, amounting to six units, which would comprise 4 no. 2 bed units and 2 no. 1 bed units. The affordable housing is offered on an Affordable Rent basis, which would be set at 80% below Market Rent. The viability appraisal has been independently assessed on behalf of the Council and the affordable housing offer is considered to be justified in this case. In reviewing the viability of the development, it has been identified that this site presents a number of exceptional costs that are site specific potentially materially impact on the overall viability of the development, such as the topography of the site and its relationship with neighbouring watercourses, which involves significant excavation, raising of floor levels, and unanticipated costs from, cantilevering of the building over the EA easement; specific design costs arising from the siting of the development within the conservation area, including costs of higher specification external materials and bespoke design features. Some of these factors may exceptionally affect the overall viability for the development.
- 6.10.3 Staff are satisfied that the affordable housing offer is the maximum that can reasonably be viably secured. There is also support from LBH Housing for the provision of the affordable units as Affordable Rent, for which there is a

particular demand. It is therefore considered that the proposal complies with the objectives of existing policy.

## **6.11 Financial and Other Mitigation**

6.11.1 The proposal would attract the following section 106 contributions to mitigate the impact of the development:

- Up to £256,500 towards education infrastructure within the Borough
- £4,000 to LBH Highways for Traffic Management Order and traffic notices
- £44,460 to the LBH carbon offset fund
- £35,500 to provide for off-site provision of play space within the Borough
- A restriction on the ability of future occupiers to obtain parking permits
- The submission of details for agreement in respect of securing the provision of a pedestrian and cyclist route linking the footpath shown on the approved plans with the existing public footpath to the northern boundary and permissive rights to be granted across the footpath linking through to the southern site boundary

6.11.2 The proposal would attract the following Community Infrastructure Levy contributions to mitigate the impact of the development:

- £78,380 Mayoral CIL towards Crossrail

6.11.3 The amount of Mayoral CIL liability may be affected by the proposed affordable housing provision within the development, which is exempt from CIL and would consequently reduce the liability.

## **7 CONCLUSIONS**

7.1 All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.



**Havering**  
LONDON BOROUGH

**Strategic Planning  
Committee  
8 November 2018**

**Subject:** Quarterly Planning Performance Update Report.

**Report Author:** Simon Thelwell, Planning Manager,  
Projects and Regulation

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## **1 BACKGROUND**

- 1.1 This quarterly report produces a summary of performance on planning applications/appeals and planning enforcement for the previous quarter, July to September 2018.
- 1.2 Details of any planning appeal decisions in the quarter where committee resolved to refuse planning permission contrary to officer recommendation are also given.
- 1.3 The Government has set performance targets for Local Planning Authorities, both in terms of speed of decision and quality of decision. Failure to meet the targets set could result in the Council being designated with applicants for planning permission being able to choose not to use the Council for determining the application

## **2 RECOMMENDATION**

That the report be noted.

## **3 QUALITY OF PLANNING DECISIONS**

- 3.1 In accordance with the published government standards, quality performance with regard to Major (10 or more residential units proposed or 1000+ sq m new floorspace or site area greater than 0.5 hectares), County Matter (proposals involving minerals extraction or waste development) and Non-Major applications are assessed separately. If more than 10% of the total decisions in each category over the period were allowed on appeal, the threshold for designation would be exceeded. Due to the fact that 10% of the number of non-major decisions made exceeds the total number of appeals, there is no chance of designation so the performance against the non-major target will not be published in this report, although it will still be monitored by officers.

- 3.2 There has been no announcement on what period would be assessed for future designation rounds. Working on the basis that designation would be announced every year, the next period would be decisions between 1 April 2016 and 31 March 2018, with subsequent appeal decisions to December 2018. The current figures are:

Major Applications:

Total number of planning decisions over period: 53

Number of appeals allowed: 3 (of which 3 were committee decisions to refuse contrary to officer recommendation)

% of appeals allowed: 5.7%

Appeals still to be determined: 1

Refusals which could still be appealed: 0

County Matter Applications:

Total number of planning decisions over period: 16

Number of appeals allowed: 0

% of appeals allowed: 0%

Appeals still to be determined: 0

- 3.3 As there has been no announcement on designation period, it is considered that monitoring of a designation period of decisions between 1 April 2017 and 31 March 2019, with subsequent appeal decisions to December 2019, should also be monitored and reported. The current figures are:

Major Applications:

Total number of planning decisions over period (to date): 39

Number of appeals allowed: 1 (of which 1 was a committee decision to refuse contrary to officer recommendation)

% of appeals allowed: 2.6%

Appeals still to be determined: 1

Refusals which could still be appealed: 1

County Matter Applications:

Total number of planning decisions over period (to date): 8

Number of appeals allowed: 0

% of appeals allowed: 0%

Appeals still to be determined: 0

- 3.4 Due to the low number of decisions that we take that are majors or county matters, any adverse appeal decision can have a significant effect on the figure. However, for the April 2016-March 2018 monitoring period, the majors category is not considered at risk in respect of the designation threshold of 10% as only a maximum of one more appeal result is expected. For the April



2017-March 2019 monitoring period, this will have to continue to be monitored carefully as further appeals allowed could bring the figure closer to 10%.

- 3.5 As part of the quarterly monitoring, it is considered useful to provide details of the performance of appeals generally and summarise any appeal decisions received where either the Regulatory Services Committee/Strategic Planning Committee/Planning Committee resolved to refuse planning permission contrary to officer recommendation.

#### **Appeal Decisions Jul-Sep 2018**

**Total Number of Appeal Decisions - 31**  
**Appeals Allowed - 12**  
**Appeals Dismissed - 19**  
**% Appeals Allowed - 39%**

#### **Appeal Decisions where Committee Decision Contrary to Officer Recommendation**

**Total Number of Appeal Decisions - 2 (details below)**  
**Appeals Allowed - 2**  
**Appeals Dismissed - 0**  
**% Appeals Allowed - 100%**

Appeal Decisions Jul-Sep 2018 Decision by Committee Contrary to Officer Recommendation				
Date of Committee	Application Details	Summary Reason for Refusal	Appeal Decision	Summary of Inspectors Findings
24/08/17 (Reg Services)	P1673.16  13 Burntwood Avenue, Hornchurch  Demolition of existing care home and the erection of 5 dwellings and an access road (Outline Application)	Design out of keeping with spacious character of Emerson Park	Appeal Allowed	The site is notably larger than others in the area and resultant plot sizes would be similar to those nearby. The spacious character of the area would be retained.

22/02/18 (Reg Services)	P1620.17 15 Deri Avenue, Rainham  Variation of Condition 3 of P1093.16 to allow use of the "annexe" at the rear of the premises as sleeping accommodation (two bedroom) ancillary to the main C2 use.	Due to isolation from main house, increased unsupervised use of outbuilding leading to unacceptable levels of noise and disturbance.	Appeal Allowed	Small number of occupiers unlikely to generate levels of activity and noise which would exceed a large family house.
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#### **4 SPEED OF PLANNING DECISIONS**

- 4.1 In accordance with the published government standards, speed of decision applies to all major and non-major development applications, with the threshold for designation set as follows:

Speed of Major Development (and County Matters) – 60% of decisions within timescale (13 or 16 weeks or such longer time agreed with the applicant)

Speed of Non-Major Development - 70% of decisions within timescale (8 weeks or such longer time agreed with the applicant)

- 4.2 As for the quality performance measure, there has been no announcement on future designation round for speed of decision, so it is considered that a two year figure (beginning April 2017) is monitored for the purposes of this report. For the period April 2017 to end September 2018, the following performance has been achieved:

Major Development – 92% in time

County Matter – 100% in time

Non-Major Decisions - 89% in time

#### **5 PLANNING ENFORCEMENT**

- 5.1 There are no designation criteria for planning enforcement. For the purposes of this report, it is considered useful to summarise the enforcement activity in the preceding quarter. This information is provided below:

Jul – Sep 2018	
Number of Enforcement Complaints Received: 213	
Number of Enforcement Complaints Closed: 221	
Number of Enforcement Notices Issued: 25	
Enforcement Notices Issued in Quarter	
Address	Subject of Notice
9 Billet Lane, Hornchurch	Wooden enclosure to front elevation
41 Fairholme Avenue, Romford	Unauthorised front boundary wall
73 Wingletye Lane, Hornchurch	Change of use to beauty salon
58 Courtenay Gardens, Upminster	Unauthorised front boundary wall
179 New Road, Rainham	i) Breaking and storage of motor vehicles and motor vehicle parts ii) Place of worship
177 St Mary's Lane, Upminster	Rear extension
19 Cross Road, Romford	Enlargement to front dormer window
8 Oxford Road, Hornchurch	Rear building used for residential accommodation
The Chase/St Mary's Lane, Upminster (4 properties)	i) Breach of conditioner landscaping ii) Change of use of land to residential
35 Clifton Road, Hornchurch	Unauthorised front boundary wall
49-51 Gaynes Park Road, Upminster	Metal storage containers
79A Collier Row Road, Romford	Use of garage as dwelling
134 Belgrave Avenue, Romford	Unauthorised front boundary wall/gates
76-78 North Street, Romford	Storage container
15 High Street, Romford	Fencing, gates and hoardings to rear
33 Cranston Park Avenue, Upminster	Burning of waste in contravention of planning condition
139 Park Lane, Hornchurch	Commercial vehicle storage and unauthorised fencing

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