

**Regulatory Services Committee**

**28 April 2016**

<b>Application No.</b>	<b>Ward</b>	<b>Address</b>
P0159.16	Havering Park	Havendale, 58 Orange Tree Hill, Havering-atte-Bower, Romford
P0208.16	Havering Park	Citrus Grove, Orange Tree Hill, Havering-atte-Bower, Romford
P0213.16	Rainham & Wennington	CEME, Marsh Way Rainham
P0242.16	Romford Town	Romford Brewery Shopping Centre, Romford
P1286.15 & L0008.15	Havering Park	Bower House, Orange Tree Hill, Havering-atte-Bower, Romford
P1910.15	Havering Park	Fairlawns, Havering-atte-Bower, Romford

## OFFICER REPORT FOR REGULATORY SERVICES COMMITTEE - 28th April 2016

**APPLICATION NO.** P0159.16  
**WARD:** Havering Park **Date Received:** 1st February 2016  
**Expiry Date:** 28th March 2016

**ADDRESS:** Havendale  
58 Orange Tree Hill  
Havering-atte-Bower  
Romford

**PROPOSAL:** Loft conversion, single storey rear extension and conversion of front bay window.

**DRAWING NO(S):** 099 PL1  
100 PL1  
101 PL1  
102 PL1  
202 PL1  
111 PL1  
112 PL1  
200 PL1  
201 PL1  
110 PL1

**RECOMMENDATION** It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

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### **SITE DESCRIPTION**

The application site is a one and a half storey detached chalet bungalow situated on the western side of Orange Tree Hill. The application premises is set back from the highway by some 17.0 metres.

The site is located within the Metropolitan Green Belt.

Ground level fluctuates within the locality. Generally it is observed that the rear gardens of premises situated on the western side of Orange Tree Hill have a downward gradient to the west.

The dominant building form within the locality is varied and there is no uniform architectural typology. Premises are mostly detached, but are comprised of single and two storey form, some of which have been extensively developed.

### **DESCRIPTION OF PROPOSAL**

The proposal is for the extension of the ridge of the main roof rearwards in the form of a two storey rear extension to accommodate two flat roofed side dormers. Consent is also sought for alterations to an existing flat roofed front dormer, a single storey front extension to straighten the existing curved bay and a raised decking area to the rear.

### **RELEVANT HISTORY**

P0508.99 - Detached garage  
Refuse 13-08-1999

## **CONSULTATIONS / REPRESENTATIONS**

The proposal has been advertised by site notice and in the local press as development which is contrary to the Metropolitan Green Belt Policies of the LDF Core Strategy and Development Control Policies Development Plan Document.

27 neighbouring occupiers were consulted directly and no letters of representation were received.

Highway Authority - No objection.

Env Health - No Objection.

## **RELEVANT POLICIES**

### LDF

- DC32 - The Road Network
- DC33 - Car Parking
- DC45 - Appropriate Development in the Green Belt
- DC61 - Urban Design
- SPD04 - Residential Extensions & Alterations SPD

### OTHER

- LONDON PLAN - 6.13 Parking
- 
- LONDON PLAN - 7.16 Green Belt
- 
- NPPF - National Planning Policy Framework

## **MAYORAL CIL IMPLICATIONS**

The application is not liable for Mayoral CIL.

## **STAFF COMMENTS**

The main issues in this case are the impact on the character and openness of the Metropolitan Green Belt, effect on the streetscene, the impact on residential amenity and any highway and parking issues.

This application is to be determined at Regulatory Services Committee owing to the recommendation made for approval by staff, representing a departure from Green Belt Policy.

## **PRINCIPLE OF DEVELOPMENT**

The application site falls within the Metropolitan Green Belt however, this does not preclude extensions to residential properties in principle. National and local policies refer to a presumption against inappropriate development in Green Belt areas.

Chapter 9 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt. An exception to this is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

In addition, Policy DC45 of the LDF Core Strategy states that extensions to existing dwellings will only be permitted when the cubic capacity of the resultant building is not more than 50% greater than the cubic capacity of the original dwelling. The proposal will exceed this but is judged to be acceptable for reasons set out below. Staff do not consider the resultant extensions to be disproportionate to the original dwelling and therefore to comply in principle with the NPPF.

### **GREEN BELT IMPLICATIONS**

The applicant states that Havendale originally had a cubic capacity of 496m<sup>3</sup> and from review of the planning history staff are able to corroborate this figure. The volume of the additions proposed to the dwelling within this application cumulatively amount to an increase in volume of 54%.

Whilst this increase in volume exceeds the 50% threshold stipulated by Policy DC45 of the LDF Core Strategy, Staff are of the opinion that there are special circumstances which exist so as to justify a departure from adopted Policy in this case.

The NPPF places greater weight on whether or not additions to properties within the Green Belt are disproportionate, both in the context of the host building and also of the wider locality. In addition consideration is also given as to whether or not development would detract from the open nature of the Green Belt. The building form within the immediate vicinity of the host premises is varied and the building line of premises on the western side of Orange Tree Hill is varied to the rear, such that properties are staggered and set back substantially from the highway. Examples of flat roofed dormers and extensions of depth to the rear, which are deeper than that generally permitted, are prevalent and there is no established uniform architectural typology.

The application premises itself is within a ribbon of existing development and is flanked by existing premises of comparable size. The position of the proposed extensions relative to surrounding development is such that the development proposed is not considered to harm the open nature of the Green Belt. Furthermore, staff consider that the alterations proposed would not appear disproportionate when seen within the context of surrounding development.

### **DESIGN / IMPACT ON STREET / GARDEN SCENE**

There is no established pattern of development within the locality. The front and rear building line of dwellings meanders, such that the properties on the western side of Orange Tree Hill appear to be staggered with little unity. The main unifying feature identified by staff is that the dwellings located on the western side of Orange Tree Hill are set back substantially from the highway with spacious and open frontages.

Staff observed whilst attending site and review of recent applications within the area, that the surrounding locality is populated by premises which have been developed extensively. Flat roofed dormers are a prevalent feature, easily visible from the street-scene and staff also note the presence of extensions of depth in excess of that generally permitted - owing to the special

circumstances brought about by the varied building line and form within the locality.

The alterations to the front of the property are judged to be in keeping with the character of the locality.

The extensions to the rear of the dwelling are compatible with the scale of neighbouring development and it is noted that the design of nearby properties vary. The raised area to the rear is modest in depth and would be set in from both common boundaries. Raised areas to the rear are not uncommon within the locality due to the change in ground level to the rear of premises on the western side of Orange Tree Hill. Staff have no objections to this element of the proposal visually, it is considered to relate well proportionally to the host premises.

To this end, the additions proposed cumulatively, when seen within the context of the locality and the varied building form present would not appear uncharacteristic, nor incongruous. Staff are of the opinion that the cumulative impact of the development proposed would not be harmful to the character of the area nor the host premises.

### **IMPACT ON AMENITY**

It is considered that the proposal would not result in a loss of amenity to neighbouring properties, primarily due to the siting and detached nature of the host dwelling.

The unattached neighbour to the south sits deeper into the plot than the host premises, such that the result of the development proposed would be a similar rear building line. The raised area to the rear is modest in terms of depth, having been reduced to 2.50m from 4.0m and the viewing angle/inter-visibility would not be unusual given the staggered rear building lines on the western side of Orange Tree Hill. Staff consider that the viewing angle would be oblique and therefore this element of the proposal is not judged to result in a material loss of privacy. Staff observed flank windows at ground, first and second floors - however all are obscure glazed and do not appear to serve primary habitable rooms, therefore no material loss of light or privacy would occur. The proposed new windows to the side facing dormer would not cause loss of privacy owing to the location of the windows relative to the flank wall of the neighbouring house.

The unattached neighbour to the north benefits from existing development at single storey level, therefore the impact of the two storey projection is primarily limited to first floor level. Staff are of the view that there would be an adequate separation distance between the two premises to negate any substantial loss of light or overshadowing. The proposed new dormer window introduces windows that would face towards the flank/roof of the neighbouring house, therefore no material loss of privacy is considered to result. It would be reasonable however to impose a condition requiring obscure glazing to the flank ensuite window. In addition, staff note mature vegetation which lines the boundary of the site. This affords this neighbour a degree of screening from potential overlooking/inter-visibility resulting from the raised patio area.

### **HIGHWAY / PARKING**

It is considered that the proposal would not create any parking or highway issues.

### **KEY ISSUES / CONCLUSIONS**

The development proposed at Havendale is considered to be acceptable and to not adversely affect the open nature and character of the Green Belt.

Whilst exceeding the 50% threshold stipulated by Policy DC45 in respect of the resultant volume of the dwelling it is the view of staff that the proposed development would not represent disproportionate additions to the existing building and therefore would be in accordance with the aims of the NPPF.

In addition, the proposal would not result in a loss of amenity to any neighbouring occupiers, nor any adverse highway or parking issues.

Accordingly it is recommended that planning permission be GRANTED.

## RECOMMENDATION

It is recommended that **planning permission be GRANTED** subject to the following conditions:

### 1. **SC4 (Time limit) 3yrs**

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

Reason:-

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

### 2. **SC32 (Accordance with plans)**

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

Reason:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

### 3. **Materials (details no samples)**

Before any of the development hereby permitted is commenced, written specification of external walls and roof materials to be used in the construction of the building(s) shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason:-

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

### 4. **SC46 (Standard flank window condition)**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no window or other opening (other than those shown on the submitted and approved plan,) shall be formed in the flank wall(s) of the building(s)

hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason:-

In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future, and in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

**5. SC34B (Obscure with fanlight openings only) ENTER DETAILS**

The proposed window within the north facing dormer serving the proposed first floor en-suite shall be permanently glazed with obscure glass and with the exception of top hung fanlight(s) shall remain permanently fixed shut and thereafter be maintained.

Reason:-

In the interests of privacy, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

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**INFORMATIVES**

**1. Approval following revision ENTER DETAILS**

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with para 186-187 of the National Planning Policy Framework 2012, improvements required to make the proposal acceptable were negotiated with the agent by email 24-04-2016. The revisions involved clarification of the raised patio proposed. The amendments were subsequently submitted on 05-04-2016.

## OFFICER REPORT FOR REGULATORY SERVICES COMMITTEE - 28th April 2016

**APPLICATION NO.** P0208.16  
**WARD:** Havering Park **Date Received:** 12th February 2016  
**Expiry Date:** 8th April 2016

**ADDRESS:** Citrus Grove  
Orange Tree Hill  
Havering-atte-Bower  
Romford

**PROPOSAL:** Proposed double storey rear extension and alterations to rear elevation, reconfiguration of roof to include a front dormer and rear flat roof with lantern and reconfiguration of internal layout.

**DRAWING NO(S):** PL-5263\_01  
PL-5263\_02  
PL-5263\_03  
PL-5263\_08  
PL-5263\_05  
PL-5263\_06  
PL-5263\_07  
PL-5263\_04

**RECOMMENDATION** It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

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### **SITE DESCRIPTION**

The application site is a two storey detached dwelling situated on the western side of Orange Tree Hill, set back from the highway by some 37 metres.

The site is located in Metropolitan Green Belt.

Ground level fluctuates but the general pattern is that the rear gardens of premises on the western side of Orange Tree Hill within the immediate vicinity of Citrus Grove slope down to the west.

### **DESCRIPTION OF PROPOSAL**

The application seeks planning permission for a two storey rear extension and a front dormer. Shown on submitted plans are alterations to the form of the existing dwelling to facilitate the development proposed - including a revised flat roofed section to the rear of the premises and alterations to the roof form over the historic part two storey/part single storey side extension.

### **RELEVANT HISTORY**

P0448.98 - Single storey side/rear extension and pitch roof to existing flat roofed rear extension  
Apprv with cons 03-07-1998

### **CONSULTATIONS / REPRESENTATIONS**



The proposal was advertised by way of a site notice and in the local press as development which is contrary to the Metropolitan Green Belt Policies of the LDF Core Strategy and Development Control Policies Development Plan Document. 10 neighbouring occupiers were consulted and no letters of representation were received.

Highway Authority - No objection.

Environmental Health - No comment.

## **RELEVANT POLICIES**

### LDF

- DC32 - The Road Network
- DC33 - Car Parking
- DC45 - Appropriate Development in the Green Belt
- DC61 - Urban Design
- SPD04 - Residential Extensions & Alterations SPD

### OTHER

LONDON PLAN - 6.13 Parking

-

LONDON PLAN - 7.16 Green Belt

-

NPPF - National Planning Policy Framework

## **MAYORAL CIL IMPLICATIONS**

The application is not liable for Mayoral CIL.

## **STAFF COMMENTS**

The main issues in this case are the impact on the character and openness of the Metropolitan Green Belt, the streetscene, the impact on residential amenity and any highway and parking issues.

For the purposes of this application, the Planning Officer's calculations have been used to determine this application.

## **PRINCIPLE OF DEVELOPMENT**

The application site falls within the Metropolitan Green Belt however, this does not preclude extensions to residential properties in principle. National and local policies refer to a presumption against inappropriate development in Green Belt areas.

Chapter 9 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt. An exception to this is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

In addition, Policy DC45 of the LDF Core Strategy states that extensions to existing dwellings will only be permitted when the cubic capacity of the resultant building is not more than 50% greater

than the cubic capacity of the original dwelling.

### **GREEN BELT IMPLICATIONS**

Policy DC45 states that extensions, alterations and replacement of existing dwellings will be allowed provided that the cubic capacity of the resultant building is not more than 50% greater than that of the original dwelling.

Staff calculate the original volume of the host premises to be 363m<sup>3</sup>. Having reviewed historic detail the application premises has already been extensively developed - such that the footprint of the property has more than doubled since construction due to historic additions to the side and rear. Currently, the existing extensions to the premises equate to an increase of some 101% (369m<sup>3</sup>) of the original cubic capacity of the application building (363m<sup>3</sup>).

Whilst alterations to the pitched roof over the single storey projection to the rear are proposed, this does not offset the additional volume proposed in any substantial way and the resultant cubic capacity of Citrus Grove resulting from the development proposed is a total volume increase of 139% - (508m<sup>3</sup>) of the properties original cubic capacity. The development proposed is therefore contrary to the aims of Policy DC45 as it exceeds the 50% threshold stipulated.

The siting and scale of the additions proposed are such that the bulk of development is contained to the envelope of the existing building however. To put this into context, staff have calculated the original footprint of the dwelling to be 66.70m<sup>2</sup>. Currently the premises has a footprint of 149.4m<sup>2</sup> which is the result of the existing additions. The increase in the footprint of the dwelling resulting from this application is an additional 25m<sup>2</sup>. Staff are of the view that this increase is marginal and mitigated by the resultant visual appearance of the dwelling.

On balance staff accept that the additions proposed are substantial, however are of the opinion that they would not result in any further harm to the Green Belt setting. Citrus Grove has been extended in stages and consequently the application premises has a disorganised and visually jarring appearance, with conflicting roof angles and pitches. The additions do not relate well to one another and lack cohesion visually which detracts from the overall visual appearance of the property. The development proposed would rectify this existing anomalous development and would not result in any further encroachment into the Green Belt.

Staff are of the opinion that the development proposed would not harm the open nature and character of the Green Belt.

### **DESIGN / IMPACT ON STREET / GARDEN SCENE**

Properties on the western side of Orange Tree Hill have few unifying traits besides a characteristic set back from the highway and long open frontages.

The application premises has been developed extensively and consequently the visual appearance of Citrus Grove is visually jarring with conflicting roof angles which are at odds with one another.

The alterations proposed would substantially alter the appearance of the host dwelling when viewed from the street and rear garden environment and rectify the historic anomalous additions

which have been added. No objections are raised as to the resultant visual appearance of the proposed development.

### **IMPACT ON AMENITY**

The front and rear building line varies in the locality. Citrus Grove sits considerably deeper into its plot than neighbouring premises to the South and an access road separates the application premises and the closest unattached neighbour to the North, the boundary of which staff observed is framed by mature vegetation.

It is considered that the proposal would not result in a loss of amenity to neighbouring properties, primarily due to the siting and detached nature of the host building.

The application premises is situated due north of the closest unattached neighbour, Rosemount. Any loss of light or potential overshadowing is negated as a result of this favourable siting. In addition, the application premises sits deeper in its plot than the unattached neighbour to the South. This reduces the visual impact of the two storey rear extension proposed, as the angle at which it would be visible from rear facing windows in Rosemount at ground and first floors is oblique, with the majority of its bulk subsumed by the form of the existing building.

The Juliet balcony proposed to the first floor would have limited views into the rear garden of this neighbour and would not give rise to any sense of overlooking or loss of privacy. To the rear, the site is framed by mature vegetation which affords a level of screening to the unattached neighbour to the west.

On balance it is not considered that the proposed development would present any undue issues in relation to privacy, overlooking or loss of daylight and overshadowing in accordance with policy DC61, the Residential Design SPD and the Residential Extensions and Alterations SPD.

### **HIGHWAY / PARKING**

It is considered that the proposal would not create any parking or highway issues.

### **KEY ISSUES / CONCLUSIONS**

In light of the above, Members are invited to make a balanced judgement in terms of the impact of the proposed development upon the Green Belt.

Staff are of the opinion that the development proposed is not disproportionate when seen within the context of existing development, however recognise that the cumulative volume increase is far in excess of the 50% stipulated by relevant planning policy. Given that there would be no considerable harm to the open nature of the Green Belt, as the development is contained to the existing envelope of the host premises staff recommend approval subject to conditions.

### **RECOMMENDATION**

It is recommended that **planning permission be GRANTED** subject to the following conditions:

#### **1. SC4 (Time limit) 3yrs**

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

Reason:-

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

**2. SC10 (Matching materials)**

All new external finishes shall be carried out in materials to match those of the existing building(s) to the satisfaction of the Local Planning Authority.

Reason:-

To safeguard the appearance of the premises and the character of the immediate area, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

**3. SC32 (Accordance with plans)**

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

Reason:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

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**INFORMATIVES**

**1. Approval - No negotiation required**

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.

## OFFICER REPORT FOR REGULATORY SERVICES COMMITTEE - 28th April 2016

**APPLICATION NO.** P0213.16  
**WARD:** Rainham & Wennington **Date Received:** 12th February 2016  
**Expiry Date:** 13th May 2016

**ADDRESS:** CEME  
Marsh Way  
Rainham

**PROPOSAL:** Change of use of 1,454 sq.m. of floor space in the West Wing of the main CEME training and conference centre from a D1 use to a mixed D1 and B1 use

**DRAWING NO(S):** Location Plan - Drawing Number 1  
Site Plan - Drawing Number 2  
Ground Floor Plan - Drawing Number 3  
First Floor Plan - Drawing Number 4

**RECOMMENDATION** It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

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### **BACKGROUND**

This application is being reported to Members as the change of use relates to more than 1,000m<sup>2</sup> of floorspace. The scheme of delegation does not allow decisions for such applications to be made under delegated powers, irrespective of policy compliance and/or the level of public interest. In this instance, the modest nature of the change of use (D1 to a mixed D1/B1 use) is reflected in the length of the report before Members, with an assessment in terms of policy compliance solely undertaken within the 'Staff Comments' section of this report.

### **SITE DESCRIPTION**

The application site forms part of the CEME complex and comprises the west wing of the main building on-site. CEME is a gold accredited purpose-built, modern events and conference venue located on an 18 acre business, education and research campus. The CEME building runs parallel with the A13 with access to the site provided off Marsh Way. The site is supported by a large car parking, located to the front and side of the building, and a servicing and delivery road/area to the north.

In terms of designations, the site forms part of a strategic industrial designation, as per the LDF Proposals Maps; and forms part of the London Riverside Business Improvement District.

### **DESCRIPTION OF PROPOSAL**

As existing the building, inclusive of the western wing to which this application relates, is permitted to be used within the D1 use class (non-residential institutions). This application seeks a change of use of this to allow a mixed D1 and B1 (office) use. The change of use, as alluded above, relates solely to the west wing of the building - approximately 12% of the total floorspace (1,545m<sup>2</sup>).

The change of use is proposed to allow this part of the CEME building to be occupied by the North

East London NHS Foundation Trust (NEFLT). The floorspace would be used for non-clinical staff training but the NEFLT would also like to deploy some general administrative and office functions to the site, which would extend beyond a D1 use. The flexibility sought through a mixed D1 and B1 use would therefore allow the NELFT to operate from the building as required. It has been suggested that up to 80 staff would be accommodated within the floorspace.

## RELEVANT HISTORY

This site (the CEME complex) has a long planning history with many planning applications relating to built development, the installation of solar panels and technology and advertisements. Below are the most relevant applications to this proposal, which have been granted planning permission:

- P1729.14 - Change of use of (Class D1) to business use (Class B1) and erection of connecting link to the Business Innovation Centre building.  
Apprv with cons 10-02-2015
- P0936.13 - Creation of new three storey education facility and remodelling of existing CEME building with associated landscaping works.  
Apprv with cons 16-10-2013
- U0001.08 - Extension to existing car parking to provide an additional 107 vehicle spaces  
Apprv with cons 28-10-2008
- P1022.02 - Phase 2 detailed design for Dagenham Centre of Excellence for Manufacturing and Engineering (CEME) including academic floorspace and landscaping details, plus amendments to the building design of creche and canopies for Phase 1  
Apprv with cons 09-08-2002
- P1384.01 - Revised detailed design pursuant to condition 1 of planning permission P0096.01, including revised design and location of Centre of Excellence for Manufacturing and Engineering (including Business Centre), Centre of Excellence for manufacturing and Engineering Core building and Business Innovation Centre, position of access road, detail of car parking layout and partial landscaping scheme.  
Apprv with cons 02-11-2001
- P0377.01 - Phase 1 detailed design for Dagenham Centre of Excellence for Manufacturing & Engineering (CEME) including 12000sq.m (gross) floorspace, Academic, Business Innovation Centre, Conference Centre, parking for 500 cars & associated landscaping  
Apprv with cons 22-05-2001
- P0098.01 - Dagenham Centre of Excellence for Manufacturing and Engineering scheme, site remediation engineering works (Stage 2)  
Apprv with cons 25-04-2001
- P0096.01 - Development for Dagenham Centre of Excellence for Manufacturing & Engineering including 25000 sqm (gross) floorspace, Academic, Business Innovation Centre, hostel/hotel, parking for 500 cars and associated landscaping - Outline  
Apprv with cons 16-05-2001
- P0097.01 - Dagenham Centre of Excellence for Manufacturing and Engineering scheme, site remediation engineering works (advanced Stage 1)  
Apprv with cons 25-04-2001

## CONSULTATIONS / REPRESENTATIONS

Highway Authority - No objection.

London Borough of Havering Environmental Health - No objection.

London Riverside BID - No comments received.

Rainham Conservation & Improvement Society - No comments received.

Thames Chase - No comments received.

Transport for London - No objection.

Public Consultation:

15 properties were directly notified of this application. No letters of public representation have been received.

## **RELEVANT POLICIES**

LDF Core Strategy and Development Control Policies Development Plan Document (LDF): CP3 (Employment), CP9 (Reducing The Need To Travel), CP10 (Sustainable Transport), CP15 (Environmental Management), CP17 (Design), DC9 (Strategic Industrial Locations), DC12 (Offices), DC13 (Access To Employment Opportunities), DC32 (The Road Network), DC33 (Car Parking), DC34 (Walking), DC35 (Cycling), DC36 (Servicing), DC52 (Air Quality), DC53 (Contaminated Land), DC55 (Noise), DC56 (Light), DC61 (Urban Design) and DC62 (Access).

London Plan: 1.1 (Delivering The Strategic Vision And Objectives For London), 2.1 (London In Its Global, European and United Kingdom Context), 2.2 (London And The Wider Metropolitan Area), 2.3 (Growth Areas And Co-Ordination Corridors), 2.8 (Outer London: Transport), 2.13 (Opportunity Areas And Intensification Areas), 2.14 (Areas For Regeneration), 2.17 (Strategic Industrial Locations), 4.1 (Developing London's Economy), 4.2 (Offices), 4.3 (Mixed Use Development and Offices), 4.4 (Managing Industrial Land And Premises), 5.21 (Contaminated Land), 6.1 (Strategic Approach), 6.3 (Assessing Effects Of Development On Transport Capacity), 6.9 (Cycling), 6.10 (Walking), 6.11 (Smoothing Traffic Flow And Tackling Congestion), 6.12 (Road Network Capacity), 6.13 (Parking), 7.4 (Local Character), 7.6 (Architecture), 7.14 (Improving Air Quality), 7.15 (Reducing And Managing Noise, Improving And Enhancing The Acoustic Environment And Promoting Appropriate Soundscapes) and 8.3 (Community Infrastructure Levy)

Draft London Riverside Opportunity Area Planning Framework (2015)

Government Guidance: National Planning Policy Framework and National Planning Practice Guidance

## **MAYORAL CIL IMPLICATIONS**

Given the proposed type of development, this application is exempt from CIL contributions.

## **STAFF COMMENTS**

Policy DC9 of the LDF details that planning permission will only be granted for B1 (b+c), B2 and B8

uses in the Rainham Employment Area, Harold Hill Industrial Estate and King George Close Estate Strategic Industrial Locations. Advanced manufacturing uses (B1 (b) (c) and B2) will be prioritised within the Beam Reach Business Park together with other (B1 (b) (c) and B2) uses which provide a similar quality and intensity of employment and a high standard of design.

CEME as an educational/training centre (D1 use) does not strictly accord with the above and the land use designation for the area within the LDF. That being said, the use is considered complimentary and the reasoned justification for policy DC9 actually states that the presence of CEME alludes to high quality business park environment.

It is not considered that the proposed change of use of part of the building from D1 to a mix of B1 and D1 would adversely impact on the perceived quality of this area and/or detract from the future aspirations of this area. A B1 use is, in policy terms, compliant with a strategic industrial location and accordingly it is not considered that there is a principle policy objection to the proposed change of use.

With regard to the site and the use, there would be no change to the external appearance of the building and it is considered that the use proposed by the NELFT would largely be akin to the intensity of use currently experienced. For reference, the floorspace has most recently been leased to the Council and used for learning and development.

The car parking area to the front of the CEME complex would remain un-changed by this development and this, for reference, is sufficient for some 600 vehicles inclusive of a number of disabled bays. There is also cycle racks for 46 bicycles and parking for 11 motorcycles. NELFT, as part of this application, have submitted an employee travel plan which seeks to encourage sustainable travel methods and initiatives such as car-sharing. No objection to the proposed change of use, on grounds of inadequate parking provision, has been received from the Highway Authority and/or Transport for London and accordingly it is not considered that the development (change of use) would adversely impact on highway efficiency or safety. The efforts of the applicant in respect of the production of the travel plan is furthermore considered to be representative of compliance with policy DC32 of the LDF and policies 6.11 and 6.12 of the London Plan.

This development has been assessed in context of all other material planning considerations and it is not considered that the proposed broadening of use would result in any significant environmental or amenity impacts to warrant refusal. There would be no physical changes to the site and/or the building and it is not considered that a mix D1/B1 use would be materially out of character and/or result in impacts of a different nature to the D1 use as existing.

## **KEY ISSUES / CONCLUSIONS**

This site forms part of a strategic industrial designation within the LDF Proposals Map. In such locations B1, B2 and B8 uses are accepted. The CEME complex (as a D1 use) is a slight anomaly to this however, the complex performs an important function in the Borough and is considered complimentary to the designation overall. From a land-use perspective, no principle policy objection exists to a proposed B1 use within a strategic industrial location and it is not considered that such a use would be detrimental to the CEME complex, overall; the locality and designation, in general; and/or the future aspirations for this area. It is not considered that the development would



give rise to any significant amenity and/or highway impacts and accordingly it is recommended that planning permission be granted subject to conditions.

## **RECOMMENDATION**

It is recommended that **planning permission be GRANTED** subject to the following conditions:

### **1. Time limit (3yrs)**

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

Reason:-

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

### **2. Accordance with plans**

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

Reason:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

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## **INFORMATIVES**

### **1. Approval - No negotiation required**

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.

## OFFICER REPORT FOR REGULATORY SERVICES COMMITTEE - 28th April 2016

**APPLICATION NO.** P0242.16  
**WARD:** Romford Town **Date Received:** 18th February 2016  
**Expiry Date:** 14th April 2016

**ADDRESS:** Romford Brewery Shopping Centre  
Romford

**PROPOSAL:** Installation of a climbing play frame on the approved patio and installation of 2No.Customer Order Display(COD) and associated Canopies

**DRAWING NO(S):** 6563-AL-001 Rev B Location  
6563-PL-004 Rev F Proposed site layout  
6563-SA-8120-P002A Block Plan  
COD DT Canopy  
EQ001 Outdoor Climb 3x2 Renders  
EQ001 Outdoor Climb 3x2 Activities  
EQ001 Outdoor Climb 3x2 Views

**RECOMMENDATION** It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

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### **CALL-IN**

The application has been called-in by Councillor Frederick Thompson for the following reason:-

He considers the site to be unsuitable for the children's play equipment as it would be subject to much airborne pollution from vehicular traffic. The site is next to Waterloo Road which is heavily trafficked and which frequently has extended lines of traffic with idling engines as a result of queuing traffic around the Brewery entrance. Cars picking up food from the drive through facility would add to this. There are no objections to the two information boards.

### **SITE DESCRIPTION**

The application site lies on the western edge of the Brewery development adjacent to Waterloo Road. The site is currently occupied by a single storey building that accommodates an A1 unit, formerly occupied by Carphone Warehouse, and a bus drivers welfare facility that serves the bus interchange for the Brewery. Planning permission has been granted for a restaurant with drive-thru on the site. The proposed development concerns an open area to the south of the proposed restaurant building adjacent to the main exit road for the Brewery onto Waterloo Road and two locations on the proposed internal road for the drive-thru.

### **DESCRIPTION OF PROPOSAL**

Planning permission has been granted for a restaurant/takeaway, including drive-thru facility, a retail unit and a new bus facility on the site. This application provides details of a children's play area on the patio area approved as part of the original application and two customer ordering points for the drive-thru.

The proposed play area would be located to the south of the proposed restaurant building adjacent

to the exit slip road from the Brewery Centre onto Waterloo Road. The two customer ordering points would be located on the north side of the proposed restaurant on the internal access road.

The play area would be an enclosed structure 3.5 metres high containing a number of pieces of play equipment. The area involved is 19.2 square metres and is designed to cater for up to 25 children in the 3-10 age range.

The two food ordering points would be located on the north side of the proposed restaurant. Display information and ordering equipment would be located on a display panel supported by a 3 metre high frame with an ellipse shaped canopy over the top. The display board would have dimensions of 0.6 metres by 1.5 metres.

A 1.1 metre high barrier with lighting columns between each 1.5 metre section is proposed along the edge of the internal road on the south side of the restaurant building. The barrier would comprise a galvanised mesh with wooden supporting columns. The lighting columns would be 1.8 metres to lamp head.

## **RELEVANT HISTORY**

P1120.14 - Demolition of existing retail pavilion, Erection of two-storey drive-through restaurant (688sqm) in use classes A3 and A5, Erection of a stand-alone, single storey commercial building to provide 107sqm in Use Class A1 and/or A2 and/or A3, Erection of welfare building for use by bus drivers (33sqm), Erection of a stand-alone refuse and recycling storage building (15sqm) and rearrangement and re-provision of bus interchange -approved

## **CONSULTATIONS / REPRESENTATIONS**

One letter of objection has been received raising the following concerns:

\* Children should not be playing in an area where the air quality is bad as a result of dangerous emissions from traffic, including numerous idling engines queuing to access the restaurant building and exiting the Brewery site. Council policy seeks to reduce the risks associated with poor air quality which is more harmful to children. Children living near to busy roads have a much greater risk of health concerns, especially asthma.

\* The four trees proposed in the original application should be replaced with other planting.

Public Protection has commented that in terms of air quality while the location of the play area is not ideal, due to the short exposure times (30 mins-60 mins) this would not result in any detrimental effects on children's health. A suggested mitigation would be to provide a 'green' screen/wall of vegetation known for their air cleaning properties. Such a screen would provide some protection and also help reduce noise.

## **RELEVANT POLICIES**

### LDF

CP04 -	Town Centres
DC15 -	Retail and Service Development
DC52 -	Air Quality

DC61 - Urban Design  
DC65 - Advertisements  
ROM12 - The Brewery

## OTHER

LONDON PLAN - 7.14 Improving air quality

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## **MAYORAL CIL IMPLICATIONS**

There would be no liability for Mayoral CIL.

## **STAFF COMMENTS**

Planning permission has been granted for the restaurant, including drive-thru takeaway facility. The approved plans show the general location of the play area and the customer ordering points. The current application seeks approval for the details of these facilities. Therefore, the development has already been considered acceptable in principle in the locations proposed.

The facilities would be ancillary to development already permitted and are considered to be appropriate for a shopping centre. They would not result in any material harm to the character and appearance of the area. There would be no impact on the amenities of residents living on the fringes of the shopping centre.

There has been one objection to the proposal on the grounds of the impact on children using the play area from the poor air quality associated with this part of the town centre. The call-in is also based upon this concern.

There are no specific policies in the LDF with regard to the impact of poor air quality on occupiers/users of proposed new development. London Plan Policy 7.14 seeks to minimise the exposure to existing poor air quality (particularly in Air Quality Management Areas), especially where likely to be used by those particularly vulnerable, such as children. This should be addressed through design solutions and use of buffer zones. All of Havering is an AQMA (Air Quality Management Area).

The guidance in the National Planning Practice Guidance is that where development would expose people to existing poor air quality this is a material planning consideration. In order to mitigate impacts the use of green infrastructure is recommended where appropriate. Under the guidance local authorities also need to be mindful of children's best interests and whether they outweigh other considerations, and the scope to mitigate potential harm. In doing so, they will want to ensure their approach is proportionate.

In this case the advice from Public Protection is that in light of the limited exposure to polluted air children would have, there would be no detrimental effect on their health. The play area would be enclosed and the provision of a 'green' screen wall of plants noted for their air cleaning properties as recommended would provide some further protection. In the light of this advice staff consider that there would be no detrimental impact on health, but that in view of the poor air quality in the area the provision of a 'green' fence/barrier should be required and would be a proportionate

approach to the issue. The fence would also help to reduce noise. It is recommended that the 'green' barrier replaces the originally proposed mesh barrier along its whole length and should be 1.5 metres high. The lighting columns could be retained between each section. Further details of this boundary treatment have been requested from the applicant and could be approved as part of a planning permission if details are received in advance of the committee meeting. Otherwise the details of the barrier could be required by condition to be submitted and implemented prior to the use of the playspace.

## **KEY ISSUES / CONCLUSIONS**

The provision of a play area and customer ordering points have already been approved in principle through the planning permission for the restaurant and takeaway. The submitted details are considered acceptable in terms of their visual impact on the area. They would be modest in scale and appropriate to the location within the Brewery development. The enclosed play area is also judged to be acceptable in a town centre location. The impact on children using the play area is also judged to be acceptable given the limited exposure times and the enclosure of the facilities. The provision of a 'green' fence/barrier would further help to reduce the impact. The grant of planning permission is recommended accordingly.

## **RECOMMENDATION**

It is recommended that **planning permission be GRANTED** subject to the following conditions:

### **1. SC4 (Time limit) 3yrs**

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

Reason:-

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

### **2. SC32 (Accordance with plans)**

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

Reason:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

### **3. Non Standard Condition 1 (Pre Commencement Condition)**

Notwithstanding the barrier details shown on drawing 6563-PL-004 Rev F, the play area hereby permitted shall not be opened for use until a 'green' fence/barrier has been erected along the southern boundary of the site in the position shown for a barrier in accordance with details to be submitted to and agreed in writing by the local planning authority. The barrier shall be a minimum of 1.5 metres high. The 'green' fence/barrier shall be retained and maintained in accordance with the approved details throughout the lifetime of the development. All planting comprised within the scheme which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To protect the users of the play area from noise and pollution in accordance with London Plan Policy 7.14 and the guidance in the National Planning Practice Guidance.

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## INFORMATIVES

### 1. **Approval following revision ENTER DETAILS**

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with para 186-187 of the National Planning Policy Framework 2012, improvements required to make the proposal acceptable were negotiated with Donna Smith of Planware Ltd by telephone and e-mail on 7th April 2016. The revisions concerned the installation of a 'green' barrier/fence along the southern boundary of the site.

## OFFICER REPORT FOR REGULATORY SERVICES COMMITTEE - 28th April 2016

**APPLICATION NO.** P1286.15  
**WARD:** Havering Park **Date Received:** 30th September 2015  
**Expiry Date:** 30th December 2015

**ADDRESS:** Bower House  
Orange Tree Hill  
Havering-atte-Bower  
Romford

**PROPOSAL:** Demolition of existing twentieth century buildings and erection of replacement training centre facility with associated landscaping to the walled garden area along with refurbishment works to the stable block.

**DRAWING NO(S):** PL.171, PL.172, PL.173, PL.174, PL.175  
PL.176, PL.182, PL.183,  
PL.186, PL.191  
PL.192  
PL.100, PL.101, PL.102, PL.105, PL.106,  
PL132 REV A  
PL.118, PL.119, PL.120, PL.121, PL.130  
PL.131, PL150, PL.151, PL152, PL.153  
PL.154, PL.155, PL.160, PL.161,  
PL.104 REV A,  
PL.110, PL.111, PL.112, PL.116, PL.117,

**RECOMMENDATION** It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

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### **SITE DESCRIPTION**

The application relates to the grounds of Bower House, Orange Tree Hill, Havering-atte-Bower. The site comprises a Grade I listed mansion house which is located to the south of the site as well as a Grade I listed stable complex located to the rear of the main house set within spacious landscaped grounds. In addition to the listed buildings a series of mid-twentieth century buildings lie towards the north of the site set within a historic walled garden area. The grounds are accessed from the west via a driveway leading from Orange Tree Hill.

The site is currently owned by The Amana Trust, a registered UK charity whose aims are to advance the Christian faith and to educate people in relation to that faith. The Trust has occupied the buildings and grounds for educational purposes since 2005 and currently occupies the two Grade I listed buildings on the site and has also made use of the facilities added to the site during the post-war period. Prior to the occupation of the site by the Amana Trust the site was owned by the Ford Motor Company who also used the buildings for conferences and training purposes.

In terms of the Local Development Framework (LDF) land designation, the Bower House grounds are located within the Havering-atte-Bower Conservation Area and the Havering Ridge Area of Special Character. The site is also located within the Metropolitan Green Belt and a Archaeological Priority Area.

## DESCRIPTION OF PROPOSAL

The application is seeking planning permission for the demolition of the existing twentieth century buildings and the erection of a replacement training centre facility with associated landscaping to the walled garden area along with refurbishment works to the Grade I listed stable block.

A separate listed building consent application (L0008.15) has also been submitted in relation to the works to the stable block and chapel.

The proposed development would involve the demolition of the former Ford training centre and dormitory buildings that were originally constructed in the 1960's and are located to the rear of the main Bower House. Under the proposals these buildings would be replaced with a new purpose built training centre, including classrooms, a kitchen and a dining room.

The proposed training centre would be built into the sloping land gradient within the historic walled garden area, creating a partially subterranean building comprising two main levels. The two storey element of the building would be approximately 8 metres in width and 40 metres in depth, with a height of 8.6 metres, when viewed from the newly laid out courtyard area to the rear of the stable block.

The width of the lower level of the building would be wider than the upper level at 23 metres. The eastern flank elevation would be positioned in line with the rear elevation of the listed stable building. The lower level would be accessed from the new courtyard and would include four classrooms, a kitchen and storage areas as well as a refuse store.

The upper floor of the proposed training centre would comprise an open communal dining area and servery. To the west the elements of the side elevation located above ground would be formed of a reinstated section of the original walled garden. The sections of the new wall adjacent to the dining area would be punctured with a lightweight glazed building leading out to an open patio area which overlooks a pond. To the east the dining room elevation would be formed of full length glazing panels which would lead out onto a landscaped roof garden, set out on the area above the lower level classrooms. The roof garden would then merge into the higher ground level of the rear walled garden area, which would also be comprehensively re-landscaped.

As part of the removal of the post-war twentieth buildings, the Grade I listed stable block and chapel would be refurbished internally and the fenestration restored and repaired. A blocked up window opening in the southern elevation of the stable block would be reinstated and modern fire escapee ladder and air conditioning units would be removed from the north elevation. A new glazed lobby link would be constructed between the stable block and chapel.

According to the supporting statement the proposed training centre would provide more fitting facilities for the Trust in order to enable them to expand their current teaching activities and accommodate a wider range of short and long term training programmes. Currently there are up to 90 students on site at any one time (comprising 45 temporary one week students and 45 full time students), but the Trust has set out its intentions to eventually achieve around 300 students on site, with a mix of part time and full time students, with the focus on residential training.

It is intended that the majority of students would arrive at the facility by either public transport or



dedicated shuttle bus and then remain at the centre during their stay. The proposed development would retain the existing on site car parking arrangements which provide a capacity of 62no. parking spaces, plus 2no. accessible spaces. An additional 10no. cycle storage spaces would also be provided.

## RELEVANT HISTORY

230/48 Conversion of stables - Approved

188/50 Conversion of garage - Approved

405/57 Extension to test room - Approved

486/59 Building for trainees (sales and servicing centre) - Approved

1037/66 20 Bedroom annexe, showroom & external work in garden - Approved

342/67 Bedroom annexe - Approved

1948/70 External toilet extension - Approved

1382/83 Car park extension - Approved 7/3/84

L0008.15 - Refurbishment works to the stable block, including; removal of external fire escape stair, removal of externally mounted air conditioning units, reinstatement of original window openings, replacement of non-original windows with new timber sash windows and internal modifications.

Awaiting Decision

P1591.14 - Widen the access (drive entrance) to Bower House from 4 metres to 6 metres with associated landscaping.

Apprv with cons 10-04-2015

L0018.14 - Listed Building Consent to widen the access (drive entrance) to Bower House from 4 metres to 6 metres with associated landscaping.

Apprv with cons 10-04-2015

L0013.08 - Listed building consent for repairs to and redecoration of existing windows and doors. Repointing to window and door reveals where defective only

Apprv with cons 16-12-2008

P0950.02 - Alterations to car parking setting out and landscape works

Apprv with cons 23-08-2002

L0006.02 - Alterations to car parking and landscaping works

Apprv with cons 23-08-2002

L0003.02 - Alterations to car parking and landscaping works

Refuse 25-04-2002

P0395.02 - Alterations to car parking setting out and landscape works

Refuse 25-04-2002

P0075.02 - Part demolition, alteration and extension of training and graduate assessment centre

Apprv with cons 01-05-2003

- L0001.02 - Part demolition, alteration and extension of training and graduate assessment centre  
Apprv with cons 01-05-2003
- L0009.01 - Change of layout for the existing WC accommodation within the stable building  
Apprv with cons 15-11-2001
- L0004.99 - Reinstatement of entrance door, construction of partitions, formation of internal opening at existing hatch, enlargement of existing door opening and introduction of new ceiling to conceal services  
Apprv with cons 19-10-1999
- L0005.98 - Internal alterations  
Apprv with cons 05-02-1999
- L0009.94 - Listed Building application for strengthening of east wing replacement of dormer windows upgrading fire resistance internally  
Apprv with cons 01-03-1995
- L0005.90 - Listed building consent for de molition of external bund wall to oil storage tank and sundry minor works of making good. (Retrospective application). Additional information received 11/12/90.  
Apprv with cons 10-12-1991

## **CONSULTATIONS / REPRESENTATIONS**

the application has been advertised by way of site notice and press advert. Notification letters were sent to 19 neighbouring occupiers and no representations have been received.

The following internal and external consultation responses have been received:

Historic England - no objection, subject to a condition in relation to the submission of sample panels for all new facing brickwork and repairs.

Greater London Archaeological Advisory Service (GLAAS) - the proposal is unlikely to have a significant effect on heritage assets of an archaeological interest.

Greater London Authority (GLA) - no objection, the proposal does not raise any strategic planning issues.

Place Services Conservation Consultants - no objection, subject to a series of conditions in relation to external materials, landscaping and the specifications for repair work to the windows of the listed stable block.

Local Highway Authority - no objection, recommended a condition in relation to vehicle cleaning during construction.

Environmental Health - no objection in terms of both land contamination and air quality and have recommended a condition in relation to noise levels.

Lead Local Flood Authority - no objection, the drainage proposals are very good and acceptable with the decrease in runoff rate and an increased storage utilising natural retention.

Secured by Design Officer - no objection.

Energy and Sustainability Officer - the information provided with the application meets both Havering and London Plan standards.

London Fire Brigade Water Team - no objection.

## **RELEVANT POLICIES**

### LDF

CP14 -	Green Belt
CP17 -	Design
CP18 -	Heritage
DC29 -	Educational Premises
DC32 -	The Road Network
DC33 -	Car Parking
DC34 -	Walking
DC35 -	Cycling
DC36 -	Servicing
DC45 -	Appropriate Development in the Green Belt
DC55 -	Noise
DC61 -	Urban Design
DC67 -	Buildings of Heritage Interest
DC68 -	Conservation Areas
DC69 -	Other Areas of Special Townscape or Landscape Character
SPD02 -	Heritage SPD

### OTHER

LONDON PLAN - 3.18	Education facilities
-	
LONDON PLAN - 5.13	Sustainable drainage
-	
LONDON PLAN - 6.10	Walking
-	
LONDON PLAN - 6.13	Parking
-	
LONDON PLAN - 6.5 -	Funding Crossrail and other strategically important transport
LONDON PLAN - 6.9 -	Cycling
LONDON PLAN - 7.16	Green Belt
-	
LONDON PLAN - 7.4 -	Local character
LONDON PLAN - 7.8 -	Heritage assets and archaeology
NPPF -	National Planning Policy Framework

## **MAYORAL CIL IMPLICATIONS**

The proposed development would create 468.2 square metres of new gross internal non-residential floorspace. Therefore the proposal is liable for Mayoral CIL and will incur a charge of £9364.00 (subject to indexation) based on the calculation of £20.00 per square metre.

## **STAFF COMMENTS**

The main considerations in this case relate to the following key issues:

- The principle of the development, including the impact on the Green Belt; the visual impact of the development on the character and openness of the Green Belt and the general landscape.
- The impact on the Grade I listed heritage assets; including the historic fabric of the stable block, as well as the setting of Bower House and stable block.
- The impact on the special character and appearance of the Havering-atte-Bower Conservation Area.
- The impact on the amenity of adjoining residential occupiers and the highways/parking implications.

## **PRINCIPLE OF DEVELOPMENT**

The applicant, the Amana Trust, have occupied the buildings and grounds for educational purposes since 2005 and currently utilise the two Grade I listed buildings on the site and has also made use of the facilities added to the site during the post-war period. Prior to the occupation of the site by the Amana Trust the site was owned by the Ford Motor Company who also used the buildings for conferences and training purposes and therefore no planning permission is required for a change of use.

The application site is designated as being within the Metropolitan Green Belt where Government guidance and local planning policy encourages specified uses which have a positive role in fulfilling Green Belt objectives. New buildings in the Green Belt are regarded as inappropriate unless, amongst other things, the following exemptions apply:

- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

In coming to a conclusion on the acceptability of the principle of the development, Members are advised that the above criteria is considered in more detail in the following 'Green Belt Implications' section.

## **GREEN BELT IMPLICATIONS**

The National Planning Policy Framework (NPPF) attaches great weight to Green Belts in preventing urban sprawl by keeping land permanently open. In addition the NPPF sets out five purposes of the Green Belt, which includes to check the unrestricted sprawl of large built up areas and to safeguard the countryside from encroachment. As with previous Green Belt policy, the NPPF advises that inappropriate development is by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

The NPPF sets out forms of development that are deemed to be appropriate within the Green Belt and states that construction of new buildings should be regarded as inappropriate development. A given exception to this is that in the instance of a replacement building, the new building is in the same use and not materially larger than the one it replaces.

The proposed new training centre would have a volume of 6,014 square metres which represents over an 80% increase in comparison to the volume of the existing complex of mid-twentieth century buildings that would be demolished. However, in order to mitigate the additional scale and amount of the new building a significant proportion would be built into the sloping ground level. This would effectively create a partially subterranean building. Taking into account the volume of the sections of the building that would be below ground, the volume of the exposed elements of the new training centre would be 2691 cubic metres, which would represent over a 20% reduction of the amount of visible building in comparison to the existing buildings within the walled garden.

The NPPF also provides that the partial or complete redevelopment of a previously developed site is acceptable in principle where it would not have a greater impact on the openness of the Green Belt and the purpose of including land within it. This is judged to be a previously developed site and this exception is therefore judged relevant.

Staff are of the view that whilst the new building would be larger in terms of gross volume, the innovative partially subterranean design would on balance result in a reduction in the visible built development within the walled garden area. The overall footprint of the new training centre would also be smaller than that of the existing buildings, consolidating the built development to the north west corner of the walled garden.

In order for the development to be considered appropriate development, the openness of the Green Belt must be preserved. In terms of the impact on the openness, the western sections of the walled garden area are currently dominated by the mid-twentieth century buildings and hard surfacing that sprawls out from the rear of the listed stable block building. When viewed from the southern sections of the site the buildings create a significant sense of enclosure, appearing obtrusive and over-intensive and fail to integrate satisfactorily within the countryside setting.

Whilst the proposed training centre would be taller than the existing buildings, the first floor level would be integrated into a section of reinstated historic walled garden, with western sections of the wall sympathetically rebuilt in the original position and height. The upper floor elements of the new building would comprise a lightweight modern glazed design which would serve to condense the overall scale and bulk of the new structure, allowing the building to sit unobtrusively within this setting, particularly from key views to the west including the main driveway entrance into the site.

The new training centre would be set back from the rear of the listed stable block and chapel buildings creating a new open courtyard area which would introduce a clear separation between the new and existing historic buildings. It is considered that this measure would deliver a new sense of openness and spaciousness within this section of the walled garden by opening up new unobstructed views from east to west across the walled garden enclosure. Therefore Staff are of the view that the proposal would serve to improve the degree of openness within the walled garden setting in accordance with the intentions of the NPPF.

Whilst the impact of the development on openness is essentially a matter of judgement, Members may therefore wish to consider that the development would provide a well designed, proportionate replacement building that is not materially larger in terms of its appearance and setting, and that crucially it would create an improved sense of openness within the walled garden area of the site. As such, Staff consider the proposal to be in accordance with the Green Belt objectives of the NPPF.

## **CONSERVATION AREA**

The Bower House grounds are located in the Havering-atte-Bower Conservation Area and as such, the general consideration is whether new development would preserve or enhance the special character and appearance of the area.

According to the Conservation Area Character Appraisal the Havering-atte-Bower Conservation Area's spatial qualities are determined by its ridge-top location and the visual dominance of the green. The Conservation Area includes extensive areas of open land south of Broxhill Road and to the east of Bower House, bounded by Bower Wood.

The Heritage SPD states that demolition should only be considered where the building fails to make a positive contribution to the character and historic significance of the Conservation Area. Replacement buildings will be expected to be high quality buildings which make a positive contribution to the character of the Conservation Area. New buildings should respect the important characteristics of the Conservation Area. It is important that high quality materials are used in order to provide a building that complements the quality of the existing architecture.

The NPPF states that local authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. In determining proposals, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities, and
- the desirability of new development making a positive contribution to local character and distinctiveness.

The existing mid-twentieth century buildings located within the walled garden are unsympathetic to the adjacent listed buildings in terms of design, scale, appearance and setting and as such are considered to contribute negatively to the conservation area. As such the removal of these buildings would not detract from the character of the conservation area.

The proposed new training centre building would comprise a high quality light-weight modern design and elements of the building would be subterranean, reducing the overall scale of the structure. In contrast to the existing buildings it is considered that the replacement training centre would sit comfortably within the walled garden setting and would be sympathetic in terms of its

height, massing and setting. In addition the proposed green roof above the lower section of the building would complement the setting, and would flow elegantly from the original level of the garden as opposed to a hard landscaped roof terrace.

As part of the redevelopment scheme the walled garden would be comprehensively re-landscaped. This aspect of the development would remove an unsympathetic 1960's service road and expanse of hard standing which runs through the centre of the walled garden enclosure. The proposed re-landscaping scheme would return a significant proportion of the walled enclosure back to an attractive garden. As such Staff are of the view that the proposal in this regard would enhance the special character and appearance of the conservation area.

Therefore, it is considered that the demolition of the post-war buildings would enhance the character and appearance of the conservation area. The design of the proposed development would result in a significant improvement on the in situ buildings it would replace. Staff are satisfied that no harm to the heritage asset would result. Rather the proposals have the potential to enhance the significance of the heritage asset, by removing existing unsympathetic development, the construction of well-designed buildings and the opportunity to better secure the continued use of the listed buildings within the site. The proposal is therefore considered to accord with the NPPF in this regard.

In addition to the Conservation Area designation the site and surrounding area forms part of the Havering Ridge Area of Special Character. Havering Ridge was recognised by the former London Planning Advisory Committee as an Area of Special Character because of its skyline character and the panoramic views it affords of Central London. It has also been identified by Historic England as an Area of Heritage Land for its combined intrinsic value for landscape, historic and nature conservation interest. Any proposals which come forward for new buildings on the site should have regard to the special character of the area and demonstrate that they would not have adverse impact on either the skyline or views.

Staff are of the view that the high quality light-weight modern design and subterranean sections of the building would ensure that the new building would not form an unduly tall, obtrusive or disproportionate addition to the skyline or unduly harm the special landscape character in this area.

## **LISTED BUILDING**

Bower House is a Palladian mansion, which was built in 1729 for John Baynes, with grounds laid out by Charles Bridgeman, incorporating some fabric from the former royal palace. It was the architect Henry Flitcroft's first commission. There is a surviving ice house and pond in the grounds, built as a later addition to Bower House. In context, the stable block, chapel and walled garden form part of the development of the grade I listed Bower House and are contemporary with Bower House.

While the application does not directly affect the historic fabric or character of Bower House, the proposed development affects its setting. The main impact of the proposed redevelopment would be on the walled garden and the Grade I listed stable block and chapel.

In 1946 the Bower House site was purchased by the Ilford Film Company for low impact

commercial activities. It was during their ownership that the stable block was reconfigured, resulting in the widespread loss of historic fabric, including the removal and replacement of the staircase. The Ilford Film Company also linked the stable block and Chapel together with an external addition, and constructed an addition to the Chapel's west elevation, which now forms the bookshop. Although the date of the work is not known, the stable block was listed Grade I in 1952, as was Bower House.

The historical context and use of the Chapel is unknown, it seems the name was given due to the building's Gothic fenestration.

In 1960 the site was purchased by the Ford Motor Company for the provision of a training centre. In the early 1960s, Ford obtained planning permission to construct a group of buildings in the walled garden to accommodate their training facilities for automotive engineering and sales. The complex included classrooms and a purpose built car showroom. It is probable that Ford carried out internal works to the stable block to facilitate their use requirements. The facility links to the stable block via a wide corridor which leads to the classrooms and former car showroom.

The 2010 Conservation Statement identifies that the Ford additions were to be constructed so that they did not impact on the view and with the use of materials sympathetic to the listed buildings. In order to mitigate the impact on the view the ground level was reduced and the buildings were constructed with steel frames, a low pitch roof clad with metal sheeting, and the external envelope was cased in red brick, with metal profiled sheets similar to the roof, to the eaves of the building. The roof material and metal cladding to the eaves are probably post construction as they are similar in style to late 20th century Ford dealerships. The buildings are surrounded by extensive tarmac to accommodate the access of motor vehicles serving the Ford training facility. Also, the south and west walls of the walled garden were removed, for reasons unknown, but possibly due to the close proximity to the new buildings and associated excavation works.

The removal of the post-war buildings and tarmac surface to the walled garden is welcomed as these features do not preserve the character or setting of the stable block or the conservation area. The proposed development would also remove the permanent large marquee situated in the walled garden. The current cumulative impact from the post-war buildings, marquee and landscape on the character and setting of the listed stable block and walled garden is regarded as harmful.

The proposed repair works to the stable block's windows, some of which are historic, and the reinsertion of fenestration to openings which were probably infilled in the 20th century would significantly contribute to enhancing the character and appearance of the stable block, and therefore are welcome improvements. Likewise, the removal of the fire escape and external air conditioning units would also contribute to enhancing the character and appearance of the listed building. However, it is considered that the proposed works to the building's fenestration need more detail in terms of repair methods and details of new windows, and as such would be managed through relevant conditions.

The proposed scheme also demolishes the link between the stable block and the Chapel and includes the insertion of a new glazed link, which would improve the relationship between new and historic fabric. It is intended that sample details of this section of the new development would be



conditioned so that its appearance, materials and structural fixing to the listed building are acceptable, and appropriate for the listed building.

The scheme also seeks to carry out investigative work to the Chapel in order to guide future works. Details of this work would be provided via condition requiring full details of any proposed work following the investigation and would be agreed with the Local Planning Authority prior to the commencement of work.

Replacing the western section of garden wall would reinstate the historic boundary and the context of the walled garden. The full details of the bricks and mortar would also be reserved by condition.

The proposed new training building would be located to the northwest corner of the walled garden.

The location for the proposed new building is considered to be acceptable as it is located in an area which has been significantly impacted on from by the post-war development. The scheme uses the reconstructed west wall of the garden as a part of the developments external wall which allows the new training facility to be as close as possible to the boundary of the walled garden, therefore freeing open space within the garden enclosure.

Staff have obtained specialist heritage advice to assess the application. Whilst the proposals are generally supported, some concerns have been raised in relation to the palette of materials proposed, which would include flint, red brick, timber, Cotswold Stone and glazing. The variety of materials, so diverse in texture, are considered potentially to have an adverse effect, making the development prominent and dominant in the landscape rather than subservient to the listed buildings. Specialist advice received is that the use of red brick to the south elevation would be more acceptable as opposed to the brick, timber and flint. The applicant is aware of these observations and it is considered that it would be appropriate to deal with the matter of external materials through condition.

Staff are of the view that the proposed green roof would complement the setting of the listed buildings and would flow elegantly from the original level of the garden as opposed to a hard landscaped roof terrace.

To the west elevation of the rebuilt garden wall it is proposed to construct a glazed building which punctures the rebuilt wall. Access from this element would lead to an open patio area which overlooks the adjacent pond. The glazed structure would add natural daylight into the first floor dining area. Given that this element of the building would comprise a lightweight frame and the extensive use of glazing it is not considered that this aspect of the development would unduly harm the setting of the designated heritage assets.

Historic England have been consulted on the proposals and have requested further details during the consultation process. Historic England have advised that they have no objection to the proposals subject to conditions and no contrary direction from the Secretary of State.

Overall, it is not considered that the proposal would adversely affect the Grade I listed buildings in accordance with policy DC67 and the Heritage SPD.

## **IMPACT ON AMENITY**

The proposed development would be set well within the mature grounds of Bower House and more than 175 metres from the nearest residential properties located on the west of the site on the opposite side of Orange Tree Hill. Given the distance and that the proposal would not be visible from outside of the site, it is not considered that the proposed scheme would result in any undue impact on the amenity of neighbouring residents in accordance with policy DC61.

## **HIGHWAY / PARKING**

The proposed development would retain the existing on site car parking arrangements and would provide a capacity of 62no. parking spaces, plus 2no. accessible spaces. An additional 10no. cycle storage spaces would also be provided.

According to the supporting statement the proposed training centre would provide more fitting facilities for the Trust in order to enable them to expand their current teaching activities and accommodate a wider range of short and long term training programmes.

Currently there are up to 90 students on site at any one time (comprising 45 temporary one week students and 45 full time students), but the Trust has set out its intentions to eventually achieve around 300 students on site, with a mix of part time and full time students. With the focus on residential training, the Trust contend that this would not result in a significant increase in traffic or parking as most students would arrive at the facility by either public transport or shuttle bus and then remain at the centre during their stay.

The Local Highway Authority has raised no objections to the proposal and it is considered that the current car parking and access arrangements are satisfactory for the proposed use.

## **ARCHAEOLOGY**

The site is located within an Archaeological Priority Area. The Greater London Archaeological Advisory Service (GLAAS) have provided a consultation response stating that the proposed development is unlikely to have a significant effect on heritage assets of archaeological interest. As such Staff are advised that the proposal would be acceptable in terms of the impact on any potential archaeological remains.

## **KEY ISSUES / CONCLUSIONS**

Having regard to all relevant factors and material planning considerations Staff are of the view that this proposal would be acceptable.

Staff consider that the proposed development raises considerations in relation to the principle of the development, including the impact on the Green Belt; the visual impact of the development on the character and openness of the Green Belt and the general landscape. It also raises considerations with regard to the impact on the Grade I listed heritage assets; including the historic fabric of the stable block, as well as the setting of Bower House and stable block as well as the impact on the special character and appearance of the Havering-atte-Bower Conservation Area.

Staff are of the view that elements of the development would not be disproportionate, visually intrusive or have a harmful impact on the open character of the Green Belt. Staff are also of the

view that the proposal would not adversely affect the Grade I listed buildings or Havering-atte-Bower Conservation Area.

The proposal is considered to be acceptable in all other respects and it is therefore recommended that planning permission be granted subject to conditions.

## **RECOMMENDATION**

It is recommended that **planning permission be GRANTED** subject to the following conditions:

### **1. SC4 (Time limit) 3yrs**

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

Reason:-

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

### **2. SC32 (Accordance with plans)**

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

Reason:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

### **3. Joint Implementation**

The development hereby permitted shall only be carried out in association with the works permitted by Listed Building Consent reference L0008.15.

Reason:-

To ensure that the full range of benefits to this Grade I Listed Building are secured, in the interests of its integrity and setting.

### **4. SC71 (Listed Building - making good)**

All new work and works of making good to the retained fabric whether internal or external shall be finished to match the existing original work with regard to the methods used and to material, colour, texture and profile and in the case of brickwork facebond and pointing.

Reason:-

To preserve the character and appearance of the Listed Building and its setting, and in order that the development accords with Development Control Policies Development Plan Document Policy DC67.

### **5. SC09 (Materials) (Pre Commencement Condition)**

No works shall take place in relation to any of the development hereby approved until samples of all materials to be used in the external construction of the building are submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding Conservation Area and preserve the character and appearance of the Listed Building and its setting and comply with Policies DC61, DC67 & 69 of the Development Control Policies Development Plan Document..

#### **6. New Window Details (Pre Commencement Condition)**

No works shall take place in relation to any of the development hereby approved until details of the proposed new windows to be used in the stable block, by section and elevation, at scales of between 1:20 and 1:1 as appropriate, are submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will preserve the character and appearance of the Listed Building and its setting and comply with Policy DC67 of the Development Control Policies Development Plan Document.

#### **7. Plans for Link Building (Pre Commencement Condition)**

Notwithstanding the approved drawings, the development shall not be carried out until additional drawings of the proposed new link structure between the stable block and Chapel, in section and elevation, at scales between 1:2 and 1:20 as appropriate, have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the link structure and the materials to be used. Submission of the additional plans and details prior to commencement will ensure that the appearance of the proposed development will preserve the character and appearance of the Listed Building and its setting and comply with Policy DC67 of the Development Control Policies Development Plan Document.

#### **8. Chapel Investigation Works (Pre Commencement Condition)**

No works shall take place in relation to any of the development hereby approved until details of the investigation works to the chapel, have been submitted to and approved in writing by the Local Planning Authority.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the scope and extent of the method to be used. Submission of details prior to commencement will ensure that the investigation works help to preserve the character and appearance of the Listed Building and its setting and comply with Policy DC67 of the Development Control Policies Development Plan Document.

#### **9. Surfacing Materials (Pre Commencement Condition)**

No works shall take place in relation to any of the development hereby approved until samples of all materials to be used in the external surfacing as part of the landscaping works, are submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the

surrounding Conservation Area and preserve the character and appearance of the Listed Building and its setting and comply with Policies DC61, DC67 & 69 of the Development Control Policies Development Plan Document.

**10. Specification for Stable Block (Pre Commencement Condition)**

No works shall take place in relation to any of the development hereby approved until details of specification detailing the repair work to the existing windows and door to the stable block, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the scope and extent of the method to be used. Submission of details prior to commencement will ensure that the investigation works help to preserve the character and appearance of the Listed Building and its setting and comply with Policy DC67 of the Development Control Policies Development Plan Document.

**11. Brickwork Sample Board (Pre Commencement Condition)**

No works shall take place in relation to the proposed teaching facility, until a sample panel of brickwork showing the brick bond, mortar and pointing profile has been built on site for approval by the Local Planning Authority prior to the construction of the teaching facility, which shall be constructed in accordance with this panel. The panel shall be retained for the duration of the construction to allow comparison.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding Conservation Area and preserve the character and appearance of the Listed Buildings and its setting and comply with Policies DC61, DC67 & 69 of the Development Control Policies Development Plan Document.

**12. Brickwork Sample Board - Wall (Pre Commencement Condition)**

Prior to commencement of construction of the west garden wall, a sample panel of brickwork minimum size 900 x 900mm to show brick bond, mortar and pointing profile shall be built on site, approved in writing by the Local Planning Authority and retained on site until the end of the contract, and the development shall be carried out in accordance with the approved panel.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding Conservation Area and preserve the character and appearance of the Listed Buildings and its setting and comply with Policies DC61, DC67 & 69 of the Development Control Policies Development Plan Document.

**13. Details of Glazed Structure (Pre Commencement Condition)**

The proposed new glazed structure adjacent to the proposed dining hall, shall be constructed in accordance with the details in Drawing No: PL.193.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the glazed structure and the materials to be used. Submission of the additional plans and details prior to commencement will ensure that the appearance of the proposed development will preserve the character and appearance of the Listed Buildings and its setting and comply with Policy DC67 of the Development Control Policies Development Plan Document.

#### **14. SC11 (Landscaping) (Pre Commencement Condition)**

No works shall take place in relation to any of the development hereby approved until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for the protection in the course of development. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the hard and soft landscaping proposed. Submission of a scheme prior to commencement will ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61. It will also ensure accordance with Section 197 of the Town and Country Planning Act 1990.

#### **15. SC57 Wheel washing (Pre Commencement)**

Before the development hereby permitted is first commenced, vehicle cleansing facilities to prevent mud being deposited onto the public highway during construction works shall be provided on site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be retained thereafter and used at relevant entrances to the site throughout the duration of construction works. If mud or other debris originating from the site is deposited in the public highway, all on-site operations shall cease until it has been removed.

The submission will provide;

- a) A plan showing where vehicles will be parked within the site to be inspected for mud and debris and cleaned if required. The plan should show where construction traffic will access and exit the site from the public highway.
- b) A description of how the parking area will be surfaced, drained and cleaned to prevent mud, debris and muddy water being tracked onto the public highway;
- c) A description of how vehicles will be checked before leaving the site - this applies to the vehicle wheels, the underside of vehicles, mud flaps and wheel arches.
- d) A description of how vehicles will be cleaned.
- e) A description of how dirty/ muddy water be dealt with after being washing off the vehicles.
- f) A description of any contingency plan to be used in the event of a break-down of the wheel washing arrangements.

Reason:-

Insufficient information has been supplied with the application in relation to wheel washing facilities. Submission of details prior to commencement will ensure that the facilities provided prevent materials from the site being deposited on the adjoining public highway, in the interests of highway safety and the amenity of the surrounding area. It will also ensure that the development accords with the Development Control Policies Development Plan Document Policies DC32 and DC61.

#### **16. SC63 (Construction Methodology) (Pre Commencement)**

No works shall take place in relation to any of the development hereby approved until a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers is submitted to and approved in writing by the

Local Planning Authority. The Construction Method statement shall include details of:

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

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

Reason:-

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

#### **17. SC58 (Refuse and recycling)**

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

Reason:-

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

#### **18. SC59 (Cycle Storage)**

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

Reason:-

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

#### **19. SC62 (Hours of construction)**

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason:-

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

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## INFORMATIVES

### 1. Approval and CIL (enter amount)

The proposal is liable for the Mayor of London Community Infrastructure Levy (CIL). Based upon the information supplied with the application, the CIL payable would be £9,364.00 (this figure may go up or down, subject to indexation). CIL is payable within 60 days of commencement of development. A Liability Notice will be sent to the applicant (or anyone else who has assumed liability) shortly and you are required to notify the Council of the commencement of the development before works begin. Further details with regard to CIL are available from the Council's website.

### 2. Approval - No negotiation required

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.



**OFFICER REPORT FOR REGULATORY SERVICES COMMITTEE - 28th April 2016**

**APPLICATION NO.** L0008.15  
**WARD:** Havering Park **Date Received:** 30th September 2015  
**Expiry Date:** 25th November 2015

**ADDRESS:** Bower House  
Orange Tree Hill  
Havering-atte-Bower  
Romford

**PROPOSAL:** Refurbishment works to the stable block, including; removal of external fire escape stair, removal of externally mounted air conditioning units, reinstatement of original window openings, replacement of non-original windows with new timber sash windows and internal modifications.

**DRAWING NO(S):** PL100  
PL101  
PL102  
PL104 Rev. A  
PL105  
PL106  
PL110  
PL111  
PL112  
PL116  
PL117  
PL118  
PL119  
PL120  
PL121  
PL130  
PL131  
PL132 Rev. A  
PL150  
PL151  
PL152  
PL153  
PL154  
PL155  
PL160  
PL161

**RECOMMENDATION** Approval subject to no contrary direction from the Secretary of State

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**SITE DESCRIPTION**

The application relates to the grounds of Bower House, Orange Tree Hill, Havering-atte-Bower. The site comprises a Grade I listed mansion house which is located to the south of the site as well as a Grade I listed stable complex located to the rear of the main house set within spacious

landscaped grounds. In addition to the listed buildings a series of mid-twentieth century buildings lie towards the north of the site set within a historic walled garden area. The grounds are accessed from the west via a driveway leading from Orange Tree Hill.

The site is currently owned by The Amana Trust, a registered UK charity whose aims are to advance the Christian faith and to educate people in relation to that faith. The Trust has occupied the buildings and grounds for educational purposes since 2005 and currently occupies the two Grade I listed buildings on the site and has also made use of the facilities added to the site during the post-war period. Prior to the occupation of the site by the Amana Trust the site was owned by the Ford Motor Company who also used the buildings for conferences and training purposes.

In terms of the Local Development Framework (LDF) land designation, the Bower House grounds are located within the Havering-atte-Bower Conservation Area and the Havering Ridge Area of Special Character. The site is also located within the Metropolitan Green Belt and a Archaeological Priority Area.

### **DESCRIPTION OF PROPOSAL**

The application is seeking listed building consent for the refurbishment works to the stable block, including; removal of external fire escape stair, removal of externally mounted air conditioning units, reinstatement of original window openings, replacement of non-original windows with new timber sash windows and internal modifications.

The wider development would involve the demolition of the former Ford training centre and dormitory buildings that were originally constructed in the 1960's and are located to the rear of the main Bower House. Under the proposals these buildings would be replaced with a new purpose built training centre, including classrooms, a kitchen and a dining room, which is being considered under planning application P1286.15.

As part of the removal of the post-war twentieth buildings, the Grade I listed stable block and chapel would be refurbished internally and the fenestration restored and repaired. A blocked up window opening in the southern elevation of the stable block would be reinstated and modern fire escapee ladder and air conditioning units would be removed from the north elevation. A new glazed lobby link would be constructed between the stable block and chapel.

### **RELEVANT HISTORY**

230/48 Conversion of stables - Approved

188/50 Conversion of garage - Approved

405/57 Extension to test room - Approved

486/59 Building for trainees (sales and servicing centre) - Approved

1037/66 20 Bedroom annexe, showroom & external work in garden - Approved

342/67 Bedroom annexe - Approved

1948/70 External toilet extension - Approved

1382/83 Car park extension - Approved 7/3/84

P1286.15 - Demolition of existing twentieth century buildings and erection of replacement training centre facility with associated landscaping to the walled garden area along with refurbishment works to the stable block.

Awaiting Decision

P1591.14 - Widen the access (drive entrance) to Bower House from 4 metres to 6 metres with associated landscaping.

Apprv with cons 10-04-2015

L0018.14 - Listed Building Consent to widen the access (drive entrance) to Bower House from 4 metres to 6 metres with associated landscaping.

Apprv with cons 10-04-2015

L0013.08 - Listed building consent for repairs to and redecoration of existing windows and doors. Repointing to window and door reveals where defective only

Apprv with cons 16-12-2008

P0950.02 - Alterations to car parking setting out and landscape works

Apprv with cons 23-08-2002

L0006.02 - Alterations to car parking and landscaping works

Apprv with cons 23-08-2002

L0003.02 - Alterations to car parking and landscaping works

Refuse 25-04-2002

P0395.02 - Alterations to car parking setting out and landscape works

Refuse 25-04-2002

P0075.02 - Part demolition, alteration and extension of training and graduate assessment centre

Apprv with cons 01-05-2003

L0001.02 - Part demolition, alteration and extension of training and graduate assessment centre

Apprv with cons 01-05-2003

L0009.01 - Change of layout for the existing WC accommodation within the stable building

Apprv with cons 15-11-2001

L0004.99 - Reinstatement of entrance door, construction of partitions, formation of internal opening at existing hatch, enlargement of existing door opening and introduction of new ceiling to conceal services

Apprv with cons 19-10-1999

L0005.98 - Internal alterations

Apprv with cons 05-02-1999

L0009.94 - Listed Building application for strengthening of east wing replacement of dormer windows upgrading fire resistance internally

Apprv with cons 01-03-1995

L0005.90 - Listed building consent for de molition of external bund wall to oil storage tank and sundry minor works of making good. (Retrospective application). Additional information received 11/12/90.

Apprv with cons 10-12-1991

## **CONSULTATIONS / REPRESENTATIONS**

The application has been advertised on site and in the local press. Notification letters were sent to 19 neighbouring occupiers and no representations have been received.

The following internal and external consultation responses have been received:

Historic England - no objection to the proposed scheme subject to no contrary direction from the Secretary of State, and subject to a condition in relation to the submission of sample panels for all new facing brickwork and repairs and no direction of referral to the Secretary of State.

Greater London Archaeological Advisory Service (GLAAS) - the proposal is unlikely to have a significant effect on heritage assets of an archaeological interest.

Greater London Authority (GLA) - no objection, the proposal does not raise any strategic planning issues.

Place Services Conservation Consultants - no objection, subject to a series of conditions in relation to external materials, landscaping and the specifications for repair work to the windows of the listed stable block.

Local Highway Authority - no objection, recommended a condition in relation to vehicle cleaning during construction.

Environmental Health - no objection in terms of both land contamination and air quality.

Secured by Design Officer - no objection.

London Fire Brigade Water Team - no objection.

## **RELEVANT POLICIES**

### LDF

CP14 -	Green Belt
CP17 -	Design
CP18 -	Heritage
DC29 -	Educational Premises
DC32 -	The Road Network
DC33 -	Car Parking
DC34 -	Walking
DC35 -	Cycling
DC36 -	Servicing
DC45 -	Appropriate Development in the Green Belt
DC55 -	Noise
DC61 -	Urban Design
DC67 -	Buildings of Heritage Interest
DC68 -	Conservation Areas
DC69 -	Other Areas of Special Townscape or Landscape Character
SPD02 -	Heritage SPD

## OTHER

LONDON PLAN - 3.18 Education facilities

-

LONDON PLAN - 5.13 Sustainable drainage

-

LONDON PLAN - 6.10 Walking

-

LONDON PLAN - 6.13 Parking

-

LONDON PLAN - 6.9 - Cycling

LONDON PLAN - 7.16 Green Belt

-

LONDON PLAN - 7.4 - Local character

LONDON PLAN - 7.8 - Heritage assets and archaeology

NPPF - National Planning Policy Framework

## **MAYORAL CIL IMPLICATIONS**

There are no Mayoral CIL implications relating to this listed building consent application.

## **STAFF COMMENTS**

The main considerations in this case relate to the following key issues:

- The impact on the Grade I listed heritage assets; including the historic fabric of the stable block, as well as the setting of Bower House and stable block.

## **LISTED BUILDING**

Bower House is a Palladian mansion, which was built in 1729 for John Baynes, with grounds laid out by Charles Bridgeman, incorporating some fabric from the former royal palace. It was the architect Henry Flitcroft's first commission. There is a surviving ice house and pond in the grounds, built as a later addition to Bower House. In context, the stable block, chapel and walled garden form part of the development of the grade I listed Bower House and are contemporary with Bower House.

While the application does not directly affect the historic fabric or character of Bower House, the proposed development affects its setting. The main impact of the proposed redevelopment would be on the walled garden and the Grade I listed stable block and chapel.

In 1946 the Bower House site was purchased by the Ilford Film Company for low impact commercial activities. It was during their ownership that the stable block was reconfigured, resulting in the widespread loss of historic fabric, including the removal and replacement of the staircase. The Ilford Film Company also linked the stable block and Chapel together with an external addition, and constructed an addition to the Chapel's west elevation, which now forms the bookshop. Although the date of the work is not known, the stable block was listed Grade I in 1952, as was Bower House.

The historical context and use of the Chapel is unknown, it seems the name was given due to the building's Gothic fenestration.

In 1960 the site was purchased by the Ford Motor Company for the provision of a training centre. In the early 1960s, Ford obtained planning permission to construct a group of buildings in the walled garden to accommodate their training facilities for automotive engineering and sales. The complex included classrooms and a purpose built car showroom. It is probable that Ford carried out internal works to the stable block to facilitate their use requirements. The facility links to the stable block via a wide corridor which leads to the classrooms and former car showroom.

The 2010 Conservation Statement identifies that the Ford additions were to be constructed so that they did not impact on the view and with the use of materials sympathetic to the listed buildings. In order to mitigate the impact on the view the ground level was reduced and the buildings were constructed with steel frames, a low pitch roof clad with metal sheeting, and the external envelope was cased in red brick, with metal profiled sheets similar to the roof, to the eaves of the building. The roof material and metal cladding to the eaves are probably post construction as they are similar in style to late 20th century Ford dealerships. The buildings are surrounded by extensive tarmac to accommodate the access of motor vehicles serving the Ford training facility. Also, the south and west walls of the walled garden were removed, for reasons unknown, but possibly due to the close proximity to the new buildings and associated excavation works.

The removal of the post-war buildings and tarmac surface to the walled garden is welcomed as these features do not preserve the character or setting of the stable block or the conservation area. The proposed development would also remove the permanent large marquee situated in the walled garden. The current cumulative impact from the post-war buildings, marquee and landscape on the character and setting of the listed stable block and walled garden is regarded as harmful.

The proposed repair works to the stable block's windows, some of which are historic, and the reinsertion of fenestration to openings which were probably infilled in the 20th century would significantly contribute to enhancing the character and appearance of the stable block, and therefore are welcome improvements. Likewise, the removal of the fire escape and external air conditioning units would also contribute to enhancing the character and appearance of the listed building. However, it is considered that the proposed works to the building's fenestration need more detail in terms of repair methods and details of new windows, and as such would be managed through relevant conditions.

The proposed scheme also demolishes the link between the stable block and the Chapel and includes the insertion of a new glazed link, which would improve the relationship between new and historic fabric. It is intended that sample details of this section of the new development would be conditioned so that its appearance, materials and structural fixing to the listed building are acceptable, and appropriate for the listed building.

The scheme also seeks to carry out investigative work to the Chapel in order to guide future works. Details of this work would be provided via condition requiring full details of any proposed work following the investigation and would be agreed with the Local Planning Authority prior to the commencement of work.

Replacing the western section of garden wall would reinstate the historic boundary and the context of the walled garden. The full details of the bricks and mortar would also be reserved by condition.

The proposed new training building would be located to the northwest corner of the walled garden. The location for the proposed new building is considered to be acceptable as it is located in an area which has been significantly impacted on from by the post-war development. The scheme uses the reconstructed west wall of the garden as a part of the developments external wall which allows the new training facility to be as close as possible to the boundary of the walled garden, therefore freeing open space within the garden enclosure.

Specialist heritage advice has been obtained in relation to the application. Whilst the advice is generally supportive, some concerns have been raised in relation to the palette of materials proposed, which would include flint, red brick, timber, Cotswold Stone and glazing. There is concern that the variety of materials, so diverse in texture, could have an adverse effect, making the development prominent and dominant in the landscape rather than subservient to the listed buildings. The use of red brick to the south elevation would be more acceptable as opposed to the brick, timber and flint. The applicant is aware of these considerations and it is judged reasonable this this matter could be addressed through the inclusion of a pre-commencement condition.

Staff are of the view that the proposed green roof would complement the setting of the listed buildings and would flow elegantly from the original level of the garden as opposed to a hard landscaped roof terrace.

To the west elevation of the rebuilt garden wall it is proposed to construct a glazed building which punctures the rebuilt wall. Access from this element would lead to an open patio area which overlooks the adjacent pond. The glazed structure would add natural daylight into the first floor dining area. Given that this element of the building would comprise a lightweight frame and the extensive use of glazing it is not considered that this aspect of the development would unduly harm the setting of the designated heritage assets.

Historic England have raised no objection to the proposals, subject to statutory referral to the Secretary of State. Historic England have provided detailed guidance and advice throughout the pre-application and application process which has been followed closely by the applicant and used constructively within the design process.

Overall, it is not considered that the proposal would adversely affect the Grade I listed buildings in accordance with policy DC67 and the Heritage SPD. The proposal is also judged to accord with the requirements of the NPPF.

## **ARCHAEOLOGY**

The proposed development would be set well within the mature grounds of Bower House and more than 175 metres from the nearest residential properties located on the west of the site on the opposite side of Orange Tree Hill. Given the distance and that the proposal would not be visible from outside of the site, it is not considered that the proposed scheme would result in any undue impact on the amenity of neighbouring residents in accordance with policy DC61.

## **KEY ISSUES / CONCLUSIONS**

Having regard to all relevant factors and material planning considerations Staff are of the view that this proposal would be acceptable.

Staff consider that the proposed development raises considerations in relation to the impact on the Grade I listed heritage assets; including the historic fabric of the stable block, as well as the setting of Bower House and stable block.

Staff are also of the view that the proposal would not adversely affect the Grade I listed buildings.

The proposal is considered to be acceptable in all other respects and it is therefore recommended, subject to no direction requiring referral of the application to the Secretary of State, that listed building consent be granted subject to conditions.

## **RECOMMENDATION**

It is recommended that

### **1. SC69 (Listed buildings) 3yrs**

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

Reason:-

To comply with the requirements of Section 18(1) of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning Compulsory Purchase Act 2004).

### **2. SC70 (Standard EH condition for start of works 3yrs)**

Written notification of the intended start of works on site shall be sent to Historic England, London Region (23 Saville Row, London W1X 1AB), with a copy sent to the Local Planning Authority, at least seven days before the works hereby approved are commenced.

Reason:-

In order that Historic England and the Local Planning Authority may be given the opportunity of monitoring the progress of works on site to ensure the preservation of the special interest of the building affected by the works hereby approved.

### **3. SC32 (Accordance with plans)**

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

Reason:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

### **4. SC71 (Listed Building - making good)**

All new work and works of making good to the retained fabric whether internal or external shall be finished to match the existing original work with regard to the methods used and to



material, colour, texture and profile and in the case of brickwork facebond and pointing.

Reason:-

To preserve the character and appearance of the Listed Building and its setting, and in order that the development accords with Development Control Policies Development Plan Document Policy DC67.

**5. SC09 (Materials) (Pre Commencement Condition)**

No works shall take place in relation to any of the development hereby approved until samples of all materials to be used in the external construction of the building are submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding Conservation Area and preserve the character and appearance of the Listed Building and its setting and comply with Policies DC61, DC67 & 69 of the Development Control Policies Development Plan Document..

**6. New Window Details (Pre Commencement Condition)**

No works shall take place in relation to any of the development hereby approved until details of the proposed new windows to be used in the stable block, by section and elevation, at scales of between 1:20 and 1:1 as appropriate, are submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will preserve the character and appearance of the Listed Building and its setting and comply with Policy DC67 of the Development Control Policies Development Plan Document.

**7. Plans for Link Building (Pre Commencement Condition)**

Notwithstanding the approved drawings, the development shall not be carried out until additional drawings of the proposed new link structure between the stable block and Chapel, in section and elevation, at scales between 1:2 and 1:20 as appropriate, have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the link structure and the materials to be used. Submission of the additional plans and details prior to commencement will ensure that the appearance of the proposed development will preserve the character and appearance of the Listed Building and its setting and comply with Policy DC67 of the Development Control Policies Development Plan Document.

**8. Chapel Investigation Works (Pre Commencement Condition)**

No works shall take place in relation to any of the development hereby approved until details of the investigation works to the chapel, have been submitted to and approved in writing by the Local Planning Authority.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the scope and extent of the method to be used. Submission of details prior to

commencement will ensure that the investigation works help to preserve the character and appearance of the Listed Building and its setting and comply with Policy DC67 of the Development Control Policies Development Plan Document.

**9. Surfacing Materials (Pre Commencement Condition)**

No works shall take place in relation to any of the development hereby approved until samples of all materials to be used in the external surfacing as part of the landscaping works, are submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding Conservation Area and preserve the character and appearance of the Listed Building and its setting and comply with Policies DC61, DC67 & 69 of the Development Control Policies Development Plan Document.

**10. Specification for Stable Block (Pre Commencement Condition)**

No works shall take place in relation to any of the development hereby approved until details of specification detailing the repair work to the existing windows and door to the stable block, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the scope and extent of the method to be used. Submission of details prior to commencement will ensure that the investigation works help to preserve the character and appearance of the Listed Building and its setting and comply with Policy DC67 of the Development Control Policies Development Plan Document.

**11. Brickwork Sample Board (Pre Commencement Condition)**

No works shall take place in relation to the proposed teaching facility, until a sample panel of brickwork showing the brick bond, mortar and pointing profile shall be built on site for approval by the Local Planning Authority prior to the construction of the teaching facility, which shall be constructed in accordance with this panel. The panel shall be retained for the duration of the construction to allow comparison.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding Conservation Area and preserve the character and appearance of the Listed Buildings and its setting and comply with Policies DC61, DC67 & 69 of the Development Control Policies Development Plan Document.

**12. Brickwork Sample Board - Wall (Pre Commencement Condition)**

Prior to commencement of construction of the west garden wall, a sample panel of brickwork minimum size 900 x 900mm to show brick bond, mortar and pointing profile shall be built on site, approved in writing by the Local Planning Authority and retained on site until the end of the contract, and the development shall be carried out in accordance with the approved panel.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding Conservation Area and preserve the character and appearance of the Listed

Buildings and its setting and comply with Policies DC61, DC67 & 69 of the Development Control Policies Development Plan Document.

**13. SC11 (Landscaping) (Pre Commencement Condition)**

No works shall take place in relation to any of the development hereby approved until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for the protection in the course of development. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the hard and soft landscaping proposed. Submission of a scheme prior to commencement will ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61. It will also ensure accordance with Section 197 of the Town and Country Planning Act 1990.

**14. SC57 Wheel washing (Pre Commencement)**

Before the development hereby permitted is first commenced, vehicle cleansing facilities to prevent mud being deposited onto the public highway during construction works shall be provided on site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be retained thereafter and used at relevant entrances to the site throughout the duration of construction works. If mud or other debris originating from the site is deposited in the public highway, all on-site operations shall cease until it has been removed.

The submission will provide;

- a) A plan showing where vehicles will be parked within the site to be inspected for mud and debris and cleaned if required. The plan should show where construction traffic will access and exit the site from the public highway.
- b) A description of how the parking area will be surfaced, drained and cleaned to prevent mud, debris and muddy water being tracked onto the public highway;
- c) A description of how vehicles will be checked before leaving the site - this applies to the vehicle wheels, the underside of vehicles, mud flaps and wheel arches.
- d) A description of how vehicles will be cleaned.
- e) A description of how dirty/ muddy water be dealt with after being washing off the vehicles.
- f) A description of any contingency plan to be used in the event of a break-down of the wheel washing arrangements.

Reason:-

Insufficient information has been supplied with the application in relation to wheel washing facilities. Submission of details prior to commencement will ensure that the facilities provided prevent materials from the site being deposited on the adjoining public highway, in the interests of highway safety and the amenity of the surrounding area. It will also ensure that the development accords with the Development Control Policies Development Plan Document Policies DC32 and DC61.

**15. SC63 (Construction Methodology) (Pre Commencement)**

No works shall take place in relation to any of the development hereby approved until a

Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers is submitted to and approved in writing by the Local Planning Authority. The Construction Method statement shall include details of:

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

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

Reason:-

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

#### **16. SC62 (Hours of construction)**

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason:-

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

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## **INFORMATIVES**

### **1. Approval - No negotiation required**

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.

## OFFICER REPORT FOR REGULATORY SERVICES COMMITTEE - 28th April 2016

**APPLICATION NO.** P1910.15  
**WARD:** Havering Park **Date Received:** 20th January 2016  
**Expiry Date:** 5th May 2016

**ADDRESS:** Fairlawns  
Broxhill Road  
Havering-atte-Bower  
Romford

**PROPOSAL:** The erection of a new dwelling house and detached cart shed to replace existing residential unit including removal of barn, outbuildings and caravan

**DRAWING NO(S):** FBR/PP/101  
FBR/PP/102  
FBR/PP/103  
SK01  
SK02 Rev. A  
SK03 Rev. A

**RECOMMENDATION** It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

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### **SITE DESCRIPTION**

The application site is located to the northeastern side of Broxhill Road, Havering-atte-Bower. The site measures approximately 0.3ha and currently has two mobile homes to the front of the property and various structures and dismantled cars to the rear of the site. One of the mobile homes to the front of the site has been granted an Established Use Certificate. There is no proof of planning permission being granted for the remainder of the structures on the site or the car dismantling use, however aerial photos suggest that the structures and a significant amount of hardstanding have been present to the rear of the site for a number of years.

The site is within the Metropolitan Green Belt and also forms part of the Havering Ridge Area of Special Character. Ground levels are relatively level to the front of the site and drop down towards the rear. The site is characterised by mature trees and dense vegetation which screen views of the site from Broxhill Road.

### **DESCRIPTION OF PROPOSAL**

The Council is in receipt of a planning application seeking permission for the demolition of the existing structures, the removal of existing hardstanding and cessation of the car dismantling use on site and to construct a replacement dwelling and detached garage.

The proposed chalet bungalow would be situated in line with the neighbouring dwelling to the northwest of the subject site and would have a volume of approximately 1014m<sup>3</sup>. The detached garage would be situated further back in the site on the southeastern boundary and would have a volume of 137m<sup>3</sup>.

The proposed dwelling would have a T-shape with an overall width of 18.5m and a depth of 14.5m. The building would be finished with a dual pitched roof with two front, one rear and two side dormers and would have a height of 7.65m to the top of the ridge of the main roof and 8.3m to the top of the chimneys. The dormers would measure 1.4m in width (width of the roof is 2m) and 2m in depth. The dormers would be finished with dual pitched roofs measuring 2.4m in height.

The detached garage would measure 6.5m in width, 6.4m in depth and 4.5m in height to the top of the dual pitched roof.

The proposal also indicates new hardstanding for parking, access and turning points to the front, side and rear of the proposed dwelling.

## **RELEVANT HISTORY**

P1018.15 - Outline application in respect of access to a new dwelling to replace existing residential unit authorised by Certificate of Lawful Use or Development reference E0011.14

Withdrawn 27-08-2015

E0017.14 - Certificate of Lawfulness for construction of brick building prior to 2000, and occupation of same as a residential dwelling since 2005

PP not required 23-04-2015

P1512.04 - Replacement dwelling, bungalow - Outline

Refuse 12-11-2004

## **CONSULTATIONS / REPRESENTATIONS**

The application has been advertised on site and in the local press as development contrary to Green Belt policies. Neighbour notification letters have also been sent to 19 local addresses. No letters of representations have been received

Highways has raised no objection subject to a vehicle cleansing condition.

The London Fire Brigade has not raised an objection to the proposal.

Thames Water has not raised an objection to the proposal

## **RELEVANT POLICIES**

### LDF

CP14 - Green Belt

CP17 - Design

DC3 - Housing Design and Layout

DC33 - Car Parking

DC45 - Appropriate Development in the Green Belt

DC61 - Urban Design

DC69 - Other Areas of Special Townscape or Landscape Character

SPD4 - Residential Extensions & Alterations SPD

SPD9 - Residential Design SPD

## OTHER

LONDON PLAN - 3.8 - Housing choice

LONDON PLAN - 7.16 Green Belt

-

LONDON PLAN - 7.4 - Local character

NPPF - National Planning Policy Framework

## **MAYORAL CIL IMPLICATIONS**

The development proposed is liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3 and the applicable fee is based on an internal gross floor area of 19m<sup>2</sup> (393m<sup>2</sup> minus existing floor area of 374m<sup>2</sup>) and amounts to £380.

## **STAFF COMMENTS**

The issues arising from this application are whether the development is acceptable in principle and, if not, whether there are very special circumstances sufficient to justify the development; the impact on the character and openness of the Green Belt, the impact on the street scene, the Havering Ridge Area of Special Character and adjoining Conservation Area, impact on local amenity, parking and highway issues.

## **PRINCIPLE OF DEVELOPMENT**

The application site falls within the Metropolitan Green Belt where National and local policies refer to a presumption against inappropriate development in Green Belt areas.

Policy DC45 of the LDF states that extensions, alterations and replacement of existing dwellings will be allowed provided that the cubic capacity of the resultant building is not more than 50% greater than that of the original dwelling. The proposal does not comply with Policy DC45 in that the dwelling proposed is substantially larger than the existing dwelling on the site.

Paragraph 89 of the National Planning Policy Framework (NPPF) states that limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development, would be deemed appropriate development in the Green Belt.

Although the proposal is not compliant with Policy Dc45, the proposal is deemed to be acceptable in principle as it would comply with Paragraph 89 of the NPPF, which is considered to be more up to date than Policy DC45 of the LDF.

## **GREEN BELT IMPLICATIONS**

The subject site has the benefit of an established residential use and various single storey buildings scattered throughout the site. There is also a large hardstanding area to the rear of the site which has been constructed sometime between 2002 and 2007. At the time of the site visit it was also established that the site is being used for vehicle dismantling with a large number of partially dismantled vehicles present on site. This use does not have the benefit of planning

permission and has not been in use on site for more than 6 years, so is not judged to be lawful.

The proposed dwelling and outbuilding with a combined volume of 1151m<sup>3</sup> will replace the number of single storey detached buildings on site which have a combined external volume of 1367m<sup>3</sup>. The proposal would also reduce the amount of hardstanding on site.

The proposal is contrary to Policy DC45 in that it would provide a dwelling that is approximately 300% larger than the existing mobile home on site. However, in accordance with the NPPF, it is considered to be appropriate development, in principle, in the Green Belt as it involves the partial development of brownfield land, providing the proposal is judged not to have a greater impact on the openness of the Green Belt.

Although the new dwelling and detached garage may be judged to have a greater impact when viewed from Broxhill Road compared to the existing buildings, Staff have considered the overall benefits to the openness of the site arising from the removal of the existing structures, which extend much deeper into the site, as well as the benefit from the removal of the extensive hard surfacing to the rear of the site. The existing built form would be removed from the rear of the site and relocated to the front of the site in line with the current building line of properties along Broxhill Road and in close proximity to the neighbouring dwelling to the northwest, further mitigating the impact on the Green Belt. The buildings and hard standing would be removed from the rear portion of the site and returned to a landscaped amenity area.

The proposal would further benefit from the removal of an unauthorised use and a large amount of partly dismantled cars which is currently present on site and significantly detracts from its openness.

Staff also do not consider the proposed hardstanding would result in an unacceptable impact on the Green Belt as it would represent an improvement on the existing situation. A condition will be imposed to ensure that suitable materials are used to minimise any visual impact.

Having regard to the existing site conditions, staff are of the opinion that the proposal would not have a greater impact on openness compared to the present character of the site, and would therefore be acceptable and acceptable in principle under the provisions of the NPPF.

## **DESIGN / IMPACT ON STREET / GARDEN SCENE**

Policy DC61 of the LDF Development Plan Document seeks to ensure that new developments are satisfactorily located and are of a high standard of design and layout. Furthermore, the appearance of new developments should be compatible with the character of the surrounding area, and should not prejudice the environment of the occupiers and adjacent properties. Policy DC61 of the DPD states that planning permission will only be granted for development which maintains, enhances or improves the character and appearance of the local area.

The proposal would be set back from the edge of Broxhill Road by approximately 13m and would follow the existing building line of the residential properties to the northeast of the subject site. The proposal will have a similar chalet bungalow design to that of existing properties elsewhere in Broxhill Road. It is therefore not considered that the development would have any harmful impact in terms of its visual appearance from the street scene.



The site is situated within the Havering Ridge Area of Special Character. Policy DC69 of the LDF states that planning permission will only be granted in areas of special townscape or landscape character if it maintains or enhances the special character area. Havering Ridge was recognised by the former London Planning Advisory Committee as an Area of Special Character because of its skyline character and the panoramic views it affords of Central London. It has also been identified by English Heritage (now Historic England) as an Area of Heritage Land for its combined intrinsic value for landscape, historic and nature conservation interest. Even if a development is generally acceptable in terms of Green Belt policy, the Council will ensure that any development has regard to the special character of the area.

It is considered that the existing mobile home and various outbuildings on site makes no contribution to the special character area. In light of the visual impact of the existing buildings scattered over the site and extensive hard surfacing, the alignment of the proposed dwelling with the prevailing building line along Broxhill Road and the design of the proposed development in keeping with surrounding dwellings, Staff are of the opinion that the proposed new dwelling and detached garage would not adversely affect the special character of the Havering Ridge. An appropriate condition can be imposed to require the submission of material samples which will ensure that the character of the ridge is maintained.

For the reasons mentioned above, it is considered that the proposed development would be acceptable in terms of its overall scale, bulk and design and would be acceptable in terms of its impact on the street scene and in particular on the Havering Ridge Area of Special Character. It is not considered that the proposal would be harmful to the Special Character Area. The development is therefore considered to be consistent with the aims and objectives of Policies DC61 and DC69 of the LDF Development Control Policies Development Plan Document.

### **IMPACT ON AMENITY**

Policy DC61 considers that new developments should not materially reduce the degree of privacy enjoyed by the occupants of adjoining properties and should not have an unreasonably adverse effect on sunlight and daylight to adjoining properties.

The proposed dwelling and detached garage would be approximately 18m and 13m from the neighbouring dwelling to the southwest respectively and is therefore not considered to have an unacceptable impact in terms of outlook or loss of light. Two flank dormer windows are proposed at first floor with views towards this neighbour. Given that these windows would serve a bathroom and secondary window to a bedroom a condition will be imposed to have them windows obscure glazed and fixed shut with the exception of the top fanlight.

The proposed dwelling will be in close proximity (1.4m) to the northeastern boundary with a separation distance of approximately 2.1m between the proposed dwelling and this mobile home. A window is situated in the southwestern elevation of the mobile home. Staff acknowledge that there will be some loss of light and outlook to this window, however it is not considered to justify a refusal given the open nature plan nature of the mobile home and primary windows situated to the front and rear elevations. The proposed dwelling would not project forward of the neighbouring dwellings front and rear building lines. Any potential impact to this neighbouring occupier is therefore considered acceptable. It should be noted that this neighbour has not objected to the

proposal.

## **HIGHWAY / PARKING**

Policy DC33 in respect of car parking refers to the density matrix in Policy DC2. The site has a PTAL rating of 1-2 and therefore requires 2 - 1.5 parking spaces per unit for a development of this type in Romford. The off-street parking provision of approximately 6 vehicles would be sufficient to comply with the requirements of Policies DC2 and DC33. Access to the site will remain as per the existing arrangement.

## **KEY ISSUES / CONCLUSIONS**

The application is considered appropriate development in the Green Belt under the provisions of the NPPF. The proposed development is not considered to result in an unacceptable impact on the openness of the Green Belt as explained above. The proposal would not result in an unacceptable impact on the streetscene, surrounding area or neighbouring amenity. No highways or parking concerns are raised. The proposed development is therefore considered to be acceptable having had regard to NPPF, and all other material considerations.

## **RECOMMENDATION**

It is recommended that **planning permission be GRANTED** subject to the following conditions:

### **1. SC4 (Time limit) 3yrs**

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

Reason:-

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

### **2. SC09 (Materials) (Pre Commencement Condition)**

No works shall take place in relation to any of the development hereby approved until samples of all materials to be used in the external construction of the building(s) are submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason:-

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

### **3. SC32 (Accordance with plans)**

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

Reason:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

**4. SC11 (Landscaping) (Pre Commencement Condition)**

No works shall take place in relation to any of the development hereby approved until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for the protection in the course of development. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the hard and soft landscaping proposed. Submission of a scheme prior to commencement will ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61. It will also ensure accordance with Section 197 of the Town and Country Planning Act 1990.

**5. SC13B (Boundary treatment) (Pre Commencement)**

Prior to the commencement of the development hereby approved, details of all proposed walls, fences and boundary treatment shall be submitted to, and approved in writing by, the Local Planning Authority. The boundary development shall then be carried out in accordance with the approved details and retained permanently thereafter to the satisfaction of the Local Planning Authority.

Reason:

Insufficient information has been supplied with the application to judge the appropriateness of any boundary treatment. Submission of this detail prior to commencement will protect the visual amenities of the development, prevent undue overlooking of adjoining property and ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61.

**6. SC19 (Restricted use) ENTER DETAILS**

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 the use hereby permitted shall be single residential dwelling (class C3(A)) only and shall be used for no other purpose(s) whatsoever including any other use in Class C3 of the Order, unless otherwise agreed in writing by the Local Planning Authority.

Reason:-

To restrict the use of the premises to one compatible with the surrounding area and to enable the Local Planning Authority to exercise control over any future use not forming part of this application, and that the development accords with the Development Control Policies Development Plan Document Policy DC61

**7. SC46 (Standard flank window condition)**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no window or other opening (other than those shown on the submitted and approved plan,) shall be formed in the flank wall(s) of the building(s) hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason:-

In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future, and in order that the development accords with Development Control Policies

**8. SC34B (Obscure with fanlight openings only) ENTER DETAILS**

The proposed dormers in the southeastern elevation serving a bathroom and bedroom shall be permanently glazed with obscure glass and with the exception of top hung fanlight(s) shall remain permanently fixed shut and thereafter be maintained.

Reason:-

In the interests of privacy, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

**9. SC57 (Wheel washing) (Pre Commencement)**

No works shall take place in relation to any of the development hereby approved until wheel scrubbing/wash down facilities to prevent mud being deposited onto the public highway during construction works is provided on site in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be retained thereafter and used at relevant entrances to the site throughout the duration of construction works.

The submitted scheme will provide the following details:

- a) A plan showing where vehicles will be parked within the site, to be inspected for mud and debris and cleaned if required. The plan should show where construction traffic will access and exit the site from the public highway.
- b) A description of how the parking area will be surfaced, drained and cleaned to prevent mud, debris and muddy water being tracked onto the public highway.
- c) A description of how vehicles will be checked before leaving the site, including their wheels, the underside of vehicles, mud flaps and wheel arches.
- d) A description of how vehicles will be cleaned.
- e) A description of how dirty/muddy water be dealt with after being washed off the vehicles.
- f) A description of any contingency plan to be used in the event of a break-down of the wheel washing arrangements.
- g) A description of how any material tracked into the public highway will be removed.

Should material be deposited in the public highway, then all operations at the site shall cease until such time as the material has been removed in accordance with the approved details.

Reason:-

Insufficient information has been supplied with the application in relation to wheel washing facilities. Submission of details prior to commencement will ensure that the facilities provided prevent materials from the site being deposited on the adjoining public highway, in the interests of highway safety and the amenity of the surrounding area. It will also ensure that the development accords with the Development Control Policies Development Plan Document Policies DC32 and DC61.

**10. SC58 (Refuse and recycling)**

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

Reason:-

Insufficient information has been supplied with the application to judge how refuse and

recycling will be managed on site. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect the amenity of occupiers of the development and also the locality generally and ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61.

**11. SC59 (Cycle Storage)**

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

Reason:-

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

**12. SC62 (Hours of construction)**

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason:-

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

**13. SC45A (Removal of permitted development rights) EDIT DETAIL**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order), other than porches erected in accordance with the Order, no extension or enlargement (including additions to roofs) shall be made to the dwellinghouse(s) hereby permitted, or any detached building erected, without the express permission in writing of the Local Planning Authority.

Reason:-

In the interests of amenity and to enable the Local Planning Authority to retain control over future development, and in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

**14. Removal of existing structures**

The existing single storey buildings, as depicted on Drawing No.FBR/PP/102 hereby approved, shall be substantially demolished and removed from the application site prior to the first residential occupation of the proposed dwelling as shown on the same drawing. Thereafter the site shall be landscaped in accordance with condition 4 of this application

Reason:-

In order to ensure that the density and characteristics of the area is maintained, and in order that the development accords with the Development Control Policies Development Plan Document Policies DC2 and DC61.

**15. Removal of existing hardstanding and dismantled vehicles**

The existing single hardstanding towards the rear of the site and dismantled vehicles, shall be removed from the application site prior to the first residential occupation of the proposed dwelling. Thereafter the site shall be landscaped in accordance with drawing No.

FBR/PP/103 and condition 4 of this application

Reason:-

In order to ensure that the density and characteristics of the area is maintained, and in order that the development accords with the Development Control Policies Development Plan Document Policies DC2 and DC61.

#### **16. Hardstanding**

Prior to first occupation of the development hereby approved, the hardstanding area as indicated on drawing No. FBR/PP/103 shall be laid out and surfaced with materials previously submitted and agreed with in writing by the Local Planning Authority. Thereafter the area shall be permanently retained and maintained for parking of vehicles related to the residential dwelling only and shall be used for no other purposes whatsoever, including any form of open storage or business activities, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

In order to prevent any additional harm to the openness of the Green Belt and in order for the development to comply with Policies DC45 and DC61 of the LDF Development Control Policies Development Plan Document.

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## **INFORMATIVES**

### **1. Fee Informative**

A fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, which came into force from 22.11.2012, a fee of £97 per request or £28 where the related permission was for extending or altering a dwelling house, is needed.

### **2. Approval - No negotiation required**

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.

### **3. Approval and CIL (enter amount)**

The proposal is liable for the Mayor of London Community Infrastructure Levy (CIL). Based upon the information supplied with the application, the CIL payable would be £380 (this figure may go up or down, subject to indexation). CIL is payable within 60 days of commencement of development. A Liability Notice will be sent to the applicant (or anyone else who has assumed liability) shortly and you are required to notify the Council of the commencement of the development before works begin. Further details with regard to CIL are available from the Council's website.

### **4. Highways Informative**

The developer is advised that if construction materials are proposed to be kept on the highway during construction works then they will need to apply for a license from the Council. If the developer requires scaffolding, hoarding or mobile cranes to be used on the highway, a licence is required and Streetcare should be contacted on 01708 434343 to make the necessary arrangements. Please note that unauthorised use of the highway for construction works is an offence.