Havering LONDON BOROUGH	**Planning Committee 8 April 2021**

Application Reference:	P1091.20
Location:	Harefield Manor Hotel, 33 Main Road, Romford RM1 3DL
Ward:	Romford Town
Description:	Variation of condition no.2 (Drawings) of Planning Permission P1866.18 dated 19/02/2019 to allow for amendments to dormers, windows and roof profile of the extended main hotel building at 33 Main Road
Case Officer:	Jessica Denison

Reason for Report to Committee:

- A Councillor call-in has been received which accords with the Committee Consideration Criteria.

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1. BACKGROUND

1.1. Application P1866.18 was approved in February 2019 allowing *'…extensions on the first floor to the Main hotel building'*

1.2. Enforcement case ENF/458/20 was raised in July 2020 siting concerns that what was being constructed on site did not match the approved plans

1.3. This current application was submitted in August 2020. The application as originally submitted did not seek to retain what was being built on site at the time of submission. Put another way, the application sought permission for an alternative version of the approved scheme.

1.4. The application was called in by Councillor Chapman in September 2020.

1.5. During the course of the application, the only construction to occur has been to reduce the size of the dormers as built (to what was previously approved) and to make the construction site weather-proof.

1.6. Aside from the dormer windows, the other roof alterations shown on the plans are proposed.

1.7. The application was considered by members of the Planning Committee at the meeting held on 17 December 2020 where it was deferred to enable a site visit to better understand the relationship of the development and the neighbouring property.

1.8. Due to ongoing social distancing measures and travel restrictions related to the Covid-19 pandemic, a decision was taken in consultation with the Chair to use video submissions instead.

1.9. Videos were then submitted by the applicant and the main objector in February 2021 and these have been previously shared with the Committee members.

1.10. The application was presented again at the meeting held on 11 March 2021. It was deferred at Officers' request to enable corrections to be made to the submitted plans to ensure their accuracy.

1.11. A further set of revised plans were submitted on 12 March 2021 to address those inaccuracies.

1.12. The report is now brought back to members with a summary of the response to the above matters set out in the following section of this report.

2 SUMMARY OF KEY CHANGES TO PLANS

2.1. The submitted plans under assessment seek to amend only the elevation drawings. The location, context and floorplans will all remain as approved under P1866.18

2.2. The revised elevation drawings show an additional dormer window, slightly taller dormer windows overall, changes to roof profile and height as well as other minor corrections.

2.3. These are detailed further in the proposal section.

3 SUMMARY OF KEY REASONS FOR RECOMMENDATION

3.1. The proposed amendments are minor in contrast to what was previously approved

3.2. Although the approved plans showed dormers to every new bedroom on the floor plans, one was not shown on the elevations, so the purpose of this application (following enforcement investigation) is to rectify this and allow each bedroom to have good daylight provided by a dormer. The proposed 'additional' dormer is therefore not 'new' but an update to the proposals reflecting what was intended.

3.3. The proposed development would remain adequately designed, and provide a good quality of accommodation. The development would have an acceptable impact on: the streetscene, the amenity of neighbouring properties, the highway, and the road network more generally.

4 RECOMMENDATION

4.1. That the Committee resolve to GRANT planning permission subject to the suggested planning conditions.

Conditions

1) 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)

2) Notwithstanding the details shown on the submitted plans, this permission relates solely to the dormer windows and main roof profile of the main hotel building and to no other matters whatsoever.
3) 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.
4) Prior to occupation a scheme for any new plant or machinery shall be submitted to the local planning authority to achieve the following standard. Noise levels expressed as the equivalent continuous sound level LAeq (1 hour) when calculated at the boundary with the nearest noise sensitive premises shall not exceed LA90 -10dB and shall be maintained thereafter to the satisfaction of the Local Planning Authority.
5) All proposed hard and soft landscaping shall be carried out as shown on previously approved plan 2881_PL118 as part of condition discharge application Q0310.19. 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.
6) The vehicle cleansing facilities to prevent mud being deposited onto the public highway during construction works shall continue to be provided on site in accordance with previously approved plans 2881_PL115A and 2881_PL117 as part of condition discharge application Q0310.19. 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.
7) The development hereby permitted shall continue to be carried out in accordance with the previously approved Construction Method Statement prepared by Dovetail Architects Ltd, dated July 2019 as part of condition discharge application Q0310.19.
8) 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 northern or eastern flank walls of the main building 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.
9) 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.

Informatives

1) 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.

5 PROPOSAL AND LOCATION DETAILS

Proposal

5.1. The application is seeking planning permission for a variation of condition no.2 (Drawings) of Planning Permission P1866.18 dated 19/02/2019 to allow for amendments to dormers, windows and the roof profile of the previously approved extension.

5.2. The submitted plans under assessment seek to amend the elevation drawings to show:

- Additional dormer window (total of 5 instead of 4 previously shown)
- The dormers are all positioned 4.20m above the ground, a 0.20m increase on what was previously approved
- The dormer window height has also increased by 0.10m, now having dimensions of: 1.40m width (same) and 2.40m height
- The roof profile has been corrected to show revised ridge lengths of 5.65m (previously 4.80m) and 7.15m (previously 8.10m)
- The height of the extension has also been amended to show a maximum height of 7.40m (an increase of 0.50m) for the lower crown roof section, with the middle crown roof remaining the same with a maximum height of 8.30m
- Corrected location of chimneys, doors and servicing equipment (e.g. drain pipe)

Site and Surroundings

5.3. 'Harefield Manor Hotel' is split across two buildings at No. 33 Main Road and No. 48 Main Road.

5.4. The main building, which is the subject of this application, is located at No.33 Main Road, on the corner of Pettits Lane. The 3-storey building is finished in face brick with a pitched roof and has been extended on numerous occasions over the years.

5.5. The annexe building at No. 48 Main Road, is located diagonally opposite on the junction with Erroll Road and will not be affected as part of this proposal.

Planning History

5.6. P1866.18 was granted approval on 19 February 2018. The description states 'The Proposal is for the addition of lift access and addition of roof accommodation to the annex along with extension to the rear of the annex (2-3 storeys). The Proposal is also for extensions on the first floor to the Main hotel building'.

5.7. Enforcement case ENF/458/20 was created in July 2020 noting that the roof and dormers of the development were not being built in accordance with plans.

5.8. Revised plans have been submitted in response as part of planning application P1091.20 to address the issues raised.

5.9. It is noted that a section 73 application, if consented, would result in a new permission, therefore regard must be given to the extant consent in regard to conditions.

5.10. Planning Permission P1866.18 imposed nine (9) conditions, five (5) of which have been brought forward as set out in proposed condition No.'s 1, 2, 3, 4 and 5 in Section 2 (Recommendation) above.

5.11. Three (3) conditions (relating to Landscaping, Wheel Washing and Construction Methodology) were discharged as part of application Q03110.19, with the remaining one (1) condition relating to construction starting within 3 years, which it has.

6 CONSULTATION RESPONSE

6.1. The views of the Planning Service are expressed in section 6 of this report, under the heading "MATERIAL PLANNING CONSIDERATIONS".

6.2. The following were consulted regarding the application:

LB Havering Street Management (Highways)
LB Havering Waste and Recycling
Romford Civic Society
Heritage Consultants (Place Services)
Thames Water

6.3. All had previously been consulted as part of the application P1866.18 and provided no further comments as part of this amendment application.

7 LOCAL REPRESENTATION

7.1. An overall total of 79 neighbouring properties were notified about the application and invited to comment. The first consultation period included 33 neighbours, with responses required by 1st September 2020.

7.2. Re-consultation was required as some neighbours were missed given the odd arrangement of the site(s), and a second consultation including 72 neighbours overall was carried out, with responses required by 5th November 2020.

7.3. A third consultation including 79 neighbours overall (those originally notified plus third parties who had submitted comments) was carried out in March 2021 to ensure that neighbours were aware that revised plans had been submitted to address the inaccuracies that were shown previously. This consultation closed on 26th March 2021

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

7.5. No of individual responses:	19 submissions, of which: 18 objected, and 1 was a Councillor comment.

7.6. The following Councillor made representations:

- Councillor Joshua Chapman objected on the following grounds:
  - That the revision is overbearing to neighbours and the surrounding properties.
  - There is also a query surrounding the height of the windows, which may create overlooking and would like the chance to explore this more fully at committee.

Representations

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

Objections

7.8. It must be noted that officers can only take into account comments that concern relevant material planning considerations and not those based on personal dislikes, grievances, land disputes, values of properties, covenants and non-planning issues associated with nuisance claims and legal disputes, etc.

7.9. As such, the comments on the application can be summarised below:

- Point 1 - Cramped overdevelopment of site
- Point 2 - Detrimental impact upon the character and appearance of the area
- Point 3 - Increased noise disturbance and light pollution
- Point 4 - Overlooking and loss of privacy
- Point 5 - Loss of amenity and light afforded to neighbouring residents
- Point 6 - Lack of adequate parking provision
- Point 7 - Misleading and unclear submitted information

8 MATERIAL PLANNING CONSIDERATIONS

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

- Built Form, Design and Street Scene Implications
- Impact on Neighbouring Amenity
- Transport
- Other Planning Issues

Built Form, Design and Street Scene Implications (Points 1 and 2)

8.2. The proposed 'additional' dormer would face into the rear garden and parking area of the subject site. The dormer would be set well within the roof and appear subordinate to the main building.

8.3. The ‘new’ dormer will align with the four other (previously approved) dormers in terms of size and style, and so would fit well within the previously approved design.

8.4. The main (front) elevation to Petits Lane would see the height of the lower crown roof increase from 6.90 to 7.40 metres, the dormer windows height from the ground increase from 4.00 to 4.20 metres and the chimneys location corrected.

8.5. The neighbouring (rear) elevation abutting No. 16 Sydenham Close would see the introduction of the ‘new’ dormer, and a slightly revised roof and dormer profile as described above.

8.6. The secondary street (side) elevation to Main Road has been updated to reflect the corrected roof profile as detailed above.

8.7. The elevation fronting the car park (side) and garden scene has also been revised to detail the ‘new’ dormer, roof profile changes, as well as show the correct locations of windows, doors, chimneys and drainage pipes.

8.8. Overall, these changes to both street and garden scenes are considered minimal in the context of the development and would not have a detrimental impact.

Impact on Neighbouring Amenity (Points 3, 4 and 5)

8.9. Abutting the site to the east is No.16 Sydenham Close. The proposed 'additional' dormer would face the front garden and driveway area of the neighbour, and be positioned over 10 metres away from the shared boundary. The minor changes to the roof levels and chimney location are similarly setback from the neighbouring property.

8.10. It is considered that any potential impact would be directed towards the front garden and driveway area of the neighbouring property, rather than towards any sensitive windows or rear garden private amenity spaces.

8.11. After considering the siting of the neighbouring buildings, the orientation of the properties and the extent of the works proposed as part of this amendment

application to the main hotel building, officers do not envisage the scheme resulting in an adverse impact upon the level of amenity available in this direction.

8.12. Overall, the scale of the proposed works would be relatively minor, and would not warrant specific consideration in relation to neighbouring amenity.

Transport (Point 6)

8.13. Traffic and parking were considered in the original approval under P1866.18. The access and parking arrangements are not proposed to change as part of this amendment application. The proposed site plan has not changed.

8.14. It is considered that the hardstanding around both the main hotel and the annexe is able to continue to satisfy the requirements of the site.

8.15. Furthermore, the Highways consultee has not objected to the scheme on highways grounds, and therefore the development complied with HCS policies DC32 and DC33.

Other Planning Issues (Point 7)

8.16. Objectors had questions about the proposal description, as it included the description of P1866.18 within it and so caused confusion. The description has now been revised to better reflect what is being applied for.

8.17. Planning permission is only sought for variation to drawings regarding the Main Building to allow for amendments to dormers, windows and the roof profile as shown on elevations, and does not involve any other changes.

8.18. Comments were also received regarding ‘additional’ features to the building. Servicing fittings and fixtures such as air conditioning units and vents fall outside of this planning application.

8.19. It is noted that some doubt has been raised about the lawfulness of the extended part of the ‘conservatory’ as shown on the approved plans under P1866.18. The extended conservatory is not covered by this planning application. For the avoidance of any doubt on this specific issue, a condition is attached to make clear that this permission does not apply to the extended conservatory in any way.

Conclusions

8.20. All other relevant policies and considerations have been taken into account. It is recommended that planning permission be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION section of this report (section 2).