



**Havering**  
LONDON BOROUGH

**Planning Committee**  
**9<sup>th</sup> February 2023**

<b>Application Reference:</b>	<b>P2062.21</b>
<b>Location:</b>	<b>Land to the South of Ferry Lane South including the riverside walkway and embankment</b>
<b>Ward</b>	<b>Rainham and Wennington</b>
<b>Description:</b>	<b>Public realm improvements to include “Riverside Belvedere” viewing structure, “Museum of Garden Escapes” courtyard garden, access paths, signposting and soft landscaping.</b>
<b>Case Officer:</b>	<b>Angelle Dimech</b>
<b>Reason for Report to Committee:</b>	<b>• A Councillor call-in has been received which accords with the Committee Consideration Criteria.</b>

---

**1 SUMMARY OF KEY REASONS FOR RECOMMENDATION**

- 1.1 The application proposes public realm improvements along Rainham Riverside in the form of a viewing structure 'Riverside Belvedere', a courtyard garden 'Museum of Garden Escapes' and additional access paths, interpretation, and soft landscape including trees.
- 1.2 The proposed scale, mass, bulk and design of the development is considered not to result in adverse harm to the character and appearance of the surrounding area and highway and pedestrian users. Subject to the conditions recommended the proposal is considered not to result in an adverse impact on the natural environment. The proposal is considered to be in accordance with the relevant planning policies and guidelines.

## **2 RECOMMENDATION**

2.1 That the Committee resolves to GRANT planning permission subject to the following planning conditions:

- 1) Time limit
- 2) According with plans
- 3) Materials as per application form
- 4) According to Phase 1 Habitat Survey and Management Recommendations (Complete Ecology Ltd, February 2022) and email entitled, '1904 Rainham Riverside - Planning Appl P2062.21.
- 5) Secure by Design
- 6) Provision of Lifesaving equipment
- 7) Construction environmental management plan biodiversity (CEMPD)
- 8) A Biodiversity Enhancement Strategy
- 9) Landscape and Ecological Management Plan (LEMP)
- 10) Landscaping
- 11) Cycle Parking

2.2 That the Assistant Director of Planning is delegated authority to issue the planning permission and impose conditions and informatives.

## **3 PROPOSAL AND LOCATION DETAILS**

### **3.1 Site and Surroundings**

The application site is approximately 0.804 hectares and comprises of an irregular piece of land which is mostly vegetation and paths. It has different site levels. In the past, part of the northern end of the site was occupied by The Three Crown Inn, which has since been demolished.

To the north of the site sits a construction site, to the east is part Ferry Lane and partly grassland, to the south lies Tilda Rice Ltd and to the West is grassland and the Thames riverwall. The site is approximately 400m west of Rainham Marshes.

The application site is not in a conservation area and has no listed buildings on site. It is in flood zone 2 and 3. Forms part of Riverside Opportunity Area.

### **3.2 Proposal**

The proposed development seeks public realm improvements in the way of a viewing structure called "Riverside Belvedere" and a courtyard garden called "Museum of Garden Escapes". The proposal also seeks to add access paths and improve on some of the paths, signposting and soft landscaping including trees.

### **3.2 Planning History**

The following planning decisions are relevant to the application:

U0015.09 – Construction and enhancement of part of Rainham Riverside Walkway/Cycleway adjacent to River Thames including environmental improvements and associated landscaping – AwC December 2009

## **4 CONSULTATION RESPONSE**

4.1 The views of the Planning Service are expressed in the Material Planning Considerations section below.

4.2 The following were consulted regarding the application:

- Highways – no comments received to date
- Waste & Recycling – the proposal does not involve the domestic waste collection
- Environmental Health – consider there may be issues from noise and dust from adjoining waste facility and increased use by public may lead to more complaints about the impact; recommend a condition to mitigate any dust/noise issues.
- Designing Out Crime Officer – no objection subject to pre-commencement condition.
- Port of London Authority (PoL) – no objection subject to pre-commencement condition.
- Education – no comments received to date
- RSPB – no objection but suggests the use of native trees.
- Environment Agency – no objection
- Lead Local Flood Authority - no comments received to date
- London Riverside (BID) – no response received
- Natural England – no objection
- Place Services (Ecology) – no objection subject to pre-commencement conditions
- Place Services (Landscaping) – no objection subject to pre-commencement conditions

## **5 COMMUNITY ENGAGEMENT**

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

5.2 The engagement was in the form of a questionnaire circulated to the local businesses and local employees. The results show that employees thought that the improvements to the site would contribute to better nearby facilities for their lunch breaks. Other matters included vermin and dust from the adjacent waste processing site however these matters are not considered within the control of the developer.

## **6 LOCAL REPRESENTATION**

6.1 Neighbouring properties were notified about the application and invited to comment. The application has been publicised by way of site notices displayed in the vicinity of the application site.

6.2 The number of representations received from neighbours, local groups etc in response to notification and publicity of the application was 1 response which supported the proposal.

### 6.3 Councillor Durant made representations:

Concerned about aspects of the scheme and how it impacts on future plans for a Conservation Park in the area. (Officer's comment, will be addressed within the material planning consideration section)

## **7 MATERIAL PLANNING CONSIDERATIONS**

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

- Design & Materials
- Impact on amenity
- Highway/parking
- Environmental and Climate Change Implications

### 7.2 Design & Material

#### Riverside Belvedere:

On the southern part of the site, a raised viewing structure with a roof "Riverside Belvedere" is proposed to offer views across, up and down the River Thames and the surrounding area. The proposed structure would be approximately 16m by 10m and approximately 6m at its highest point. It would be built at the intersection of two paths. The proposed structure would be partly uncovered and partly covered with an asymmetrical roof. The form of the Belvedere would have an irregular shape and would respond to the distinctive triangular shape of the wider context of the site in which it sits. Access would be both by steps and ramp. Corten steel is the proposed material. It is considered a good quality material and generally used for this kind of project as the natural ageing of the material "rust" would become embedded and part of the surrounding natural environment.

The location of the proposed structure together with the proposed height above the river wall would allow panoramic views across and up and down the River Thames. The structure offers some shelter from the elements without impeding views of the surrounding natural environment. Its design offers a balance between shelter, seating and appreciation of views and the natural environment.

#### Museum of Garden Escapes:

It is a memorial to the Three Crown Inn and seeks to rebuild the perimeter of the Inn which would be made of concrete to act as seating. Breaks in the perimeter and structures, representing 2 doorways and 6 windows of the original Inn. The doorways would allow users to get inside the "Inn" which is proposed with 3 raised planting beds. The concrete perimeter would be 0.45m high and the planting beds would be 0.25m high. The height of the proposal and the permeability of the openings, would respect the open character of the

surrounding context and add significantly to the visual amenity of this area. The seating wall will positively contribute to a relaxing and enhanced environment. This can be secured by the condition through a landscaping management scheme.

Inside and close to the “Museum of Garden Escapes” new path/s are proposed to improve accessibility from Ferry Lane to the Museum of Garden Escapes and beyond to the existing riverside path.

Signposting:

These are considered acceptable designs. It would increase legibility around the site and understanding of the site.

The proposed structures and materials are considered acceptable in design terms and considered to contribute positively to creating a sense of space and adding architectural interest to the space. It is considered to be in accordance with Policy 7, 18, 26 and 29 of the Local Plan.

### 7.3 Impact on Amenity

The proposal would be a significant enhancement to the visual amenity of the surrounding area, which is primarily large industrial buildings. The proposals would also provide an attractive and interesting feature to the benefit of those working in the immediate surrounding area, such as at lunchtime etc, as well as those for example visiting the area along the Thames River Path. The surrounding site is in close proximity to Ferry Lane industrial area and there are no residential dwellings in close proximity to the site. Consequently, the proposal would not result in an adverse impact on the amenities of the surrounding properties.

Environmental Health have raised concerns about dust and noise from an adjacent site to the north and its impact on the users of this proposal, suggesting an assessment of existing conditions followed by measures to protect users. The adjoining site is being used for processing of construction waste but this is an unauthorised use of the site and is subject to an enforcement notice requiring the use to cease (currently subject to appeal). Part of the reason for serving an enforcement notice was the adverse impact of dust on surroundings. In the circumstances, a condition requiring an assessment of dust and noise which are out of the control of the developer and suitable mitigation would be unreasonable. The application site is already used by the public and is an outdoor site. The proposal seeks to add trees on the north side of the application site close to the adjacent waste processing site, which will provide some relief should the waste processing continue.

The proposal would be in accordance with Policy 7, 26 and 27 of the Local Plan.

### 7.4 Highway/Parking

Ferry Lane opposite the site benefits from clear road marking, double yellow lines on both sides of the street marking no stopping or parking, a cycle lane and tactile paving to aid people visually impaired users.

Along Ferry Lane close to the site is a lay-by which would provide provision for off street car parking for future users of the site. The proposal does not seek to improve or alter the existing parking provision. The proposal is considered not to result in significant footfall over and above the existing conditions that would result in a significant adverse impact on the safety of pedestrians and other road users.

The proposal seeks to improve accessibility from the road onto the proposed paths by way of building a small bridge, which would go over the existing ditch adjacent to Ferry Lane.

Cycle parking provision is proposed in this area, however, insufficient details have been provided, however this can be secured by condition.

The additional paths and improvement to the existing paths would contribute to better walking and cycling along the river and cycling route along Ferry Lane and Rainham Marshes. These improvements would contribute to better accessibility to a variety of users including families with pushchairs, pedestrians and cyclists. These would also contribute to better connectivity with any future improvements of parks and surrounding areas. To ensure accessibility to all users, in particular the landscaped areas, this can be secured by conditions within the Landscape scheme condition.

Therefore, the proposal is considered to be in accordance to Policy 23 and 24 of the Local Plan.

#### 7.5 Biodiversity and Climate Change Implications

As part of the discussions with the Environment Agency (EA) during the consideration of the application, the Belvedere has been set back further from the riverwall, and there is a commitment from the GLA who is the landowner of the riverwall to submit a strategy to raise the flood defences to the EA within the next 2 years.

The site is predominantly covered by vegetation. Based on the information provided as part of the application and additional information being sought secured by conditions to ensure the safeguarding and enhancement of habitats and the natural environment.

### **8 Financial and Other Mitigation**

8.1 The proposal will not require infrastructure to meet the needs generated by the development. Therefore, the proposal is considered not to require section 106 contributions to make the proposal acceptable in planning terms.

8.2 The proposal would not be liable to Community Infrastructure Levy contributions

## **9 Equalities**

9.1 The Equality Act 2010 provides that in exercising its functions (which includes its role as Local Planning Authority), the Council as a public authority shall amongst other duties have regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

9.2 Officers are satisfied that no relevant protected characteristic or persons would be adversely affected by these proposals.

## **10 Conclusions**

10.1 All other relevant policies and considerations have been taken into account. Subject to the recommended conditions the proposed development is deemed acceptable with respect to impact on visual amenities and the character and appearance of the area, the natural environment, the future users of the site and highway and parking/cycling considerations.

10.2 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).