



Havering
LONDON BOROUGH

Notice of Non-Key Executive Decision

Subject Heading:	Approval to consult on Conservation Area Appraisals and Management Plans for Havering-atte-Bower, The Langtons and RAF Hornchurch.
Decision Maker:	Kevin Waters – Assistant Director of Planning
Cabinet Member:	Councillor Graham Williamson - Cabinet Member for Regeneration
ELT Lead:	Helen Oakerbee - Director of Planning and Public Protection
Report Author and contact details:	Linda Beard Senior Planning Policy Officer, Development Planning linda.beard@havering.gov.uk 01708 433131
Policy context:	Havering Local Plan 2016-2031 Havering-atte-Bower CAA (2011) The Langtons CAA (2012) RAF Hornchurch CAA (2011)
Financial summary:	<p>This report seeks approval to carry out public consultation on the updated Conservation Area Appraisals and Management Plans for Havering-atte-Bower, The Langtons and RAF Hornchurch.</p> <p>The estimated cost of delivering the consultation is no more than £1,000, covering venue hire and the production of consultation materials.</p>
Relevant Overview & Scrutiny Sub Committee:	Place

Non-key Executive Decision

Is this decision exempt from being called-in?	The decision will be exempt from call in as it is a Non key Decision
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Non-key Executive Decision

The subject matter of this report deals with the following Council Objectives

People - Supporting our residents to stay safe and well

Place - A great place to live, work and enjoy X

Resources - Enabling a resident-focused and resilient Council

Part A – Report seeking decision

Non-key Executive Decision

DETAIL OF THE DECISION REQUESTED AND RECOMMENDED ACTION

It is recommended that the draft Conservation Area Appraisals and Management Plans for Havering-atte-Bower, The Langtons and RAF Hornchurch are published for a 6 week consultation.

Background

Conservation Areas (CAs) are areas which have been designated because of their special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

The Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as Conservation Areas. Section 71 of the Act requires the Local Planning Authority to formulate and publish proposals for the preservation and enhancement of these areas, and requires proposals to be submitted for consideration in a public meeting in the area to which they relate.

Havering has 11 Conservation Areas, each with an adopted Conservation Area Appraisal and Management Plan (CAAMPs). CAAMPs are key to implementing guidance on how best to manage the opportunities of these areas balanced with the conservation of their historic qualities. The Council has been working with consultants Purcell to update the CAAMPs for the CAs. This work began with reviewing and consulting on the CAAMPs for Romford, Rainham and Gidea Park, originally adopted in 2008. The three updated CAAMPs were adopted at Cabinet in September 2025.

Havering-atte-Bower, The Langtons and RAF Hornchurch have been selected as the next group of CAs to review. An updated detailed appraisal and management plan for each CA has been produced and these are now ready to be consulted upon. Only one of the CAs, RAF Hornchurch, proposes boundary changes. The draft CAAMPs are attached as appendices A, B and C.

Consultation

Consultation is provisionally proposed to take place during March and April 2026 for a period of six weeks. There will be an in-person event held for each conservation area, consisting of a presentation and Question and Answer session. A dedicated consultation page on Citizen Space will allow comments to be submitted online. Comments will also be accepted by letter and email.

AUTHORITY UNDER WHICH DECISION IS MADE

Under Scheme 3.3.3 Powers common to all strategic directors, it is stated;

“6.2 To launch / commission any consultation (statutory or otherwise) in relation to any matter affecting their directorate.

BUT PROVIDED that all consultation (response, initiation, launch, etc) shall be discussed with the relevant Cabinet Member.”

This power has been formally sub-delegated to the Assistant Director of Planning, via the Director of Planning and Public Protection.

Non-key Executive Decision

STATEMENT OF THE REASONS FOR THE DECISION

The CAAMPs for Havering-atte-Bower CAA (2011), The Langtons CAA (2012), and RAF Hornchurch CAA (2011) are out-of-date and need to be updated to ensure these areas are protected sufficiently. To update the CAAMPs, the Council must consult on the draft CAAMPs and boundary changes.

OTHER OPTIONS CONSIDERED AND REJECTED

Do not update the CAAMPs: The Council are required under the Planning (Listed Buildings and Conservation Areas) Act 1990 to have up to date CAAMPs. This option was rejected.

Do not consult: The Council are required under the Planning (Listed Buildings and Conservation Areas) Act 1990 to consult on changes to CAAs. Therefore consultation must be undertaken to produce up to date CAAMPs.

PRE-DECISION CONSULTATION

Pre-decision consultation has been undertaken with Councillor Williamson, the lead member for regeneration, and Councillor Morgon, the Leader of the Council.

NAME AND JOB TITLE OF STAFF MEMBER ADVISING THE DECISION-MAKER

Name: Linda Beard

Designation: Senior Planning Policy Officer

Signature: *Linda Beard*

Date: 5 March 2026

Part B - Assessment of implications and risks

LEGAL IMPLICATIONS AND RISKS

The local planning authority has a legal duty to review and manage conservation areas. This includes review and updating of CAAMPs as required under the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69 (2) states "It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly."

The CAAMPs play a crucial role in informing planning decisions and assists the local planning authority in assessing the impact of proposed developments on the character of the conservation area. In view of this, it is of importance that the CAAMPs are up to date.

FINANCIAL IMPLICATIONS AND RISKS

The report seeks approval to undertake a six week public consultation on the updated Conservation Area Appraisals and Management Plans (CAAMPs) for Havering-atte-Bower, The Langtons and RAF Hornchurch. The estimated cost of delivering the consultation is no more than £1,000, covering venue hire and the production of consultation materials.

The proposal is compliant with the Planning (Listed Buildings and Conservation Areas) Act 1990, which places a statutory duty on the Local Planning Authority to consult on proposed changes to Conservation Areas and to maintain up to date CAAMPs. The decision also aligns with the Council's Constitution and established accounting practices.

If the recommendation is not approved, the Council will be non compliant with its statutory duty to maintain and consult on up to date CAAMPs, increasing the risk of adverse planning decisions, weakened heritage protection, and potential financial consequences arising from appeals or development challenges.

The consultation costs will be met from existing budgets within the Planning Policy service.

HUMAN RESOURCES IMPLICATIONS AND RISKS (AND ACCOMMODATION IMPLICATIONS WHERE RELEVANT)

There are no HR implications arising from this decision. The consultation will be resourced by existing staff.

EQUALITIES AND SOCIAL INCLUSION IMPLICATIONS AND RISKS

An EHIA (Equality and Health Impact Assessment) has not been completed and is not required for this decision. The Council seeks to ensure equality, inclusion, and dignity for all. There are no equalities and social inclusion implications and risks associated with this decision.

Non-key Executive Decision

ENVIRONMENTAL AND CLIMATE CHANGE IMPLICATIONS AND RISKS

There are no environmental or climate change implications from this decision.

HEALTH AND WELLBEING IMPLICATIONS AND RISKS

Havering Council is committed to protecting and promoting the health and wellbeing of residents.

There are no direct health and wellbeing implications arising from the proposed decision.

The updating of the CAAMPs will help to protect and enhance cultural heritage and maintain the quality of the built environment in the Conservation Areas. Public consultation will provide residents and businesses with the opportunity to feed into the final documents.

Research identifies a modest but not insignificant impact that cultural heritage can have on wellbeing, with links between proximity to cultural heritage and reported life satisfaction. Particular emphasis is placed on the benefits of cultural heritage that is accessible and integrated within our daily lives, which would include areas covered by local CAAMPs.

BACKGROUND PAPERS

None

APPENDICES

Appendix A	Havering-atte-Bower	Open
Appendix B	The Langtons	Open
Appendix C	RAF Hornchurch	Open

Non-key Executive Decision

Part C – Record of decision

I have made this executive decision in accordance with authority delegated to me by the Leader of the Council and in compliance with the requirements of the Constitution.

Decision

Proposal agreed

Details of decision maker

Signed

K. Waters

Name: Kevin Waters

Assistant Director of Planning

Date: 09/03/2026

Lodging this notice

The signed decision notice must be delivered to Committee Services, in the Town Hall.

For use by Committee Administration

This notice was lodged with me on _____

Signed _____