



Havering
LONDON BOROUGH

Planning Committee

20 August 2026

Application References:

L0007.25 / P1100.25

Location:

Manor Hotel Berwick Pond Road

Ward

Rainham & Wennington

Description:

L0007.25: Listed building consent for a change of use from C1 (Hotel) to C3 (Dwellings) to include 8 x flats and the reconstruction of existing coach house to create 1 x detached 5xbed dwelling with associated landscaping, parking and amenities

P1100.25: Change of use from C1 (Hotel) to C3 (Dwellings) to include 8 x flats and the reconstruction of existing coach house to create 1 x detached 5xbed dwelling with associated landscaping, parking and amenities

Case Officer:

Cole Hodder

Reason for Report to Committee:

A Councillor call-in was received which accorded with the Committee Consideration Criteria

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 1.1** The proposed change of use to residential, including the rebuilding of the Coach House, would preserve the character and setting of the listed building and would not result in harm to the significance of the heritage asset.

Furthermore, the development would not conflict with Green Belt policy. The proposals would result in a net reduction in built form and provide opportunities

for substantial landscaping and planting across the site, contributing positively to its openness and appearance.

The proposed dwellings would provide a high standard of residential accommodation, meeting relevant space and quality standards, and would not give rise to unacceptable impacts on the amenities of neighbouring occupiers. In addition, the redevelopment of the site for residential purposes would remove an existing use that has been the subject of noise complaints over a prolonged period, resulting in a potential improvement in local amenity

2 RECOMMENDATION

- 2.1 RECOMMENDATION A: That the Committee resolve to: GRANT Planning Permission for application P1100.25
- 2.2 RECOMMENDATION B: That the Committee resolve to: GRANT Listed Building Consent for application L0007.25
- 2.3 That the Assistant Director of Planning is delegated authority to issue the Planning and Listed Building Consent:

A. P1100.25 –Subject to conditions listed at Annexe 1

B. L0007.25 – Subject to conditions listed at Annexe 2

3 PROPOSAL AND LOCATION DETAILS

Site and Surroundings

- 3.1 The application site includes a Grade II listed building ‘Berwick Manor Country Club’ which is occupied as the Manor Hotel (‘the Manor’) together with a former coach house building historically in use as stables (‘the Coach House’).
- 3.2 The hotel comprises of sections of the remaining Berwick Manor and was substantially damaged due to a fire within the building. Extensive work has been approved within the site that has significantly increased the size of the building and the scale of use. The site operates as a hotel with other facilities and has been used for functions.
- 3.3 The application site benefits from large grounds with the main building being set back substantially from Berwick Pond Road. The surrounding area is rural in character but there are residential properties to the South. The site is located within the Metropolitan Green Belt.

Proposal / Relationship between the applications

- 3.4 Planning consent is sought for the change of use of the subject building to residential to include 8 self-contained flats and the reconstruction of existing coach house to create 1 detached five-bedroom dwelling with associated landscaping, parking and amenities.

- 3.5 Listed Building Consent is sought for the works affecting the Grade II listed building, including the alterations necessary to facilitate its conversion.
- 3.6 The applications are intrinsically linked. The proposed residential conversion could not be implemented in the form proposed without the alterations to the listed building authorised through the Listed Building Consent application.
- 3.7 Equally, the works proposed under the Listed Building Consent application are intended to facilitate the residential use proposed under the planning application. As such, the applications have been considered in parallel, and the conclusions reached in respect of each inform the overall assessment of the redevelopment of the site.
- 3.8 Although they relate to the same overall scheme, they are separate statutory consents and should be assessed and determined separately.

4 Planning History

- 4.1 The following planning decisions are relevant to the application:

L0004.23 / P1005.23 – Planning/Listed Building Consent for Change of use from hotel with associated food and beverage to create 8No. terraced dwellings and 1No. 5xbed detached dwelling following demolition of adjacent coach house with associated parking, landscaping and amenities – REFUSED/DISMISSED

5 CONSULTATION RESPONSE

- 5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.
- 5.2 The following were consulted regarding the application:

Thames Water – No objection
Historic England – Conditions recommended
Met Designing Out Crime Officer – No objection subject to condition
London Fire Brigade (Access/Hydrants) – No objection
LBH Ecology – Further information requested in relation to protected species. Further consultation carried out and no objection made.
LBH Waste / Recycling – No objection
LBH Public Protection – No objection subject to conditions
Lead Local Flood Authority – No objection

6 LOCAL REPRESENTATION

- 6.1 A total of five neighbouring properties were invited to comment on the applications directly. In addition a site notice was displayed at the site for each, and each application was advertised in the local press.
- 6.2 The outcome of all consultation is as follows:

No of individual responses: Two of which two objected (Separately on each submission)

Petitions received:

None submitted

6.3 The following Councillor made representations:
Former Councillor McArdle:

- The impact of the significance of the listed building.
- The impact on the character and appearance of the surrounding area.
- Impact on the setting of the listed building.
- Lack of justification in the loss of a hotel use.
- Traffic and road safety causing extra congestion.
- Noise and disturbance to residents.
- Impact on wildlife and loss of green space
- The failure of this hotel to safeguard local residents from the added noise of events and the failure to adhere to enforcement notifications re the dismantling of the rear and side marquees after their retrospective planning was refused

(OFFICER RESPONSE: The above matters where material will be considered in the following sections of this report.

Officers would highlight that comments in relation of the management of the site and failure to adhere to previous decision making is not a material consideration. The proposals must be considered on their own merits).

Representations

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

Objections

- Loss of hotel/tourism facility
- Impact on local character
- Traffic/parking and highway safety
- Increased noise and disturbance
- Coach House development out of scale
- Impact on services
- Launders lane fumes/fires

(OFFICER RESPONSE: The above are material considerations and relate to the assessment set out further in this report. On the two issues raised regarding services and Launders Lane officers will respond below.

Concerns have been raised regarding pressure on local services and infrastructure. The Coach House redevelopment would be liable for contributions under CIL regulations.

The conversion of the main building would not be liable for a CIL payment however there is no substantive evidence demonstrating that the proposal

would give rise to infrastructure impacts of such significance as to warrant refusal of planning permission. The absence of a CIL contribution does not in itself, constitute a reason to withhold planning permission.

On the issue of Launderers Lane and concerns relating to fumes and associated environmental impacts, the Council's Public Protection team were consulted as part of the assessment of the application. No objection was raised by the specialist consultee on air quality, pollution or other environmental health grounds. In the absence of any technical evidence demonstrating that the proposed development would be adversely affected by such matters to an unacceptable degree, officers have no basis on which to conclude that the development would give rise to unacceptable living conditions for future occupiers.

Non-material representations

- 6.5 The following issues were raised in representations, but they are not material to the determination of the application:

None received

Procedural issues

- 6.6 No procedural issues were raised in representations.

7. Planning Policies

- 7.1 National Planning Policy Framework
- 7.2 London Plan (2021) policies: D1 - London's form, character and capacity from growth; D4 - Delivering good design; D5 – Inclusive Design; D6 Quality and Standards; H1 – Increasing Housing Supply; HC1 Heritage and Conservation growth; G2 – London's Green Belt; G7 – Trees and woodland; T6 - Car parking
- 7.3 Havering Local Plan (2021) Policies: 3 – Housing Supply, Policy 4 - Affordable Housing, 7 - Residential design and amenity, 24 - Parking provision and design, 26 - Urban design, 27 – Landscaping, 28 – Heritage Assets, 30 – Biodiversity and geodiversity, 33 – Air quality, 34 – Managing pollution
- 7.4 Planning (Listed Buildings and Conservation Areas) Act 1990 (in sections 16 and 66).

8 MATERIAL PLANNING CONSIDERATIONS

- 8.1 The main planning issues raised by the application that the committee must consider are:
- Principle of development / Green Belt siting
 - Listed Building
 - Quality of accommodation/suitability
 - Design
 - Impact on amenity
 - Highways/Parking

➤ Other issues

- 8.2 The earlier appeals (APP/B5480/W/24/3345306) APP/B5480/Y/24/3345326 made in relation to the site followed a decision to refuse permission by the Council. The Council considered that the development was inappropriate in the Green Belt, by way of the cumulative impact of extensions to the Manor and the redevelopment of the Coach House and its resultant scale, bulk and mass.
- 8.3 The appeal Inspector did not agree and found that any impact on the Green Belt would be negligible. They acknowledged that whilst the redevelopment of the Coach House would impact openness, as it would represent a departure from the existing, that the overall reduction in hard-standing and built development across the site as a whole weighed in favour of the development.
- 8.4 The current proposals omit the extensions to the Manor previously considered and maintain a net reduction in built form through removal of buildings, hard-standing and introduction of planting consistent with the earlier appeal scheme.
- 8.5 The Appeal Inspector agreed with the Council that there would be harm to the Listed Building through the extensions and alterations proposed to it which included a second-floor flat roofed extension but resolved that the impacts would not result in the total loss of the significance of the building and would be less than substantial. They did not regard the works to the former Coach House as objectionable in principle,
- 8.6 The Inspector was satisfied that the scale of redeveloped Coach House would have been modest when compared to the Manor as extended to the extent that it would not be overly dominant against the Listed Building. They did however object to the design approach which was consistent with the LPA's views. The current design has been simplified in response to comments made by officers and the findings of the Inspector to overcome heritage and design concerns expressed previously and supported by the Inspector.
- 8.7 A further refusal reason given previously concerned the quality of living environment for future occupants. The Inspector considered that the only failing of the scheme was that the units would not have private amenity provision and would have instead been reliant on communal space. The current scheme provides dedicated private amenity space for future occupiers of each unit along with generous communal space.

Principle of development / Green Belt Siting

- 8.8 Officers are mindful of comments made regarding the loss of the hotel use. It is important to recognise firstly that this has not previously been regarded as barrier to the development either by the LPA or by the Appeal Inspector when considering the earlier submissions made at the site. It was not identified as grounds for refusal by either party.
- 8.9 There are no particular Local Plan Policies which seek to preserve visitor accommodation. At Policy 13 of the Local Plan, it states that the Council will support development proposals in *town centres*. At Policy 19 it states that the

Council will support the development of a hotel within or near to the Rainham Employment Area.

- 8.10 London Plan Policy E10 supports the provision of new visitor accommodation in appropriate locations, particularly within Opportunity Areas and town centres. The NPPF supports economic growth and tourism but does not explicitly require existing hotels to be retained
- 8.11 In this case there is a clear direction in Local Policy for *new hotels* and development to be located in centres rather than a definitive policy position by which to oppose the loss of visitor accommodation.
- 8.12 The applicant reasons that the hotel function is unviable due to the low number of rooms in the building and availability of other facilities within the locality such as the Premier Inn on New Road. The site had previously operated alongside a marquee in the rear of the site and was used for functions.
- 8.13 Following a series of temporary permissions the LPA did not consider that a further temporary consent was appropriate and refused permanent permission for the retention of the Marquee. This was due to a number of factors, fundamentally as a result of noise nuisance caused by the operations and uncertainty that the use of the marquee could operate without unacceptable noise impacts.
- 8.14 The Council's Public Protection team have stated previously when considering the retention of the Marquee that they had received regular complaints regarding noise from events held at the hotel, and in particular from events held in and around the marquee area, with complaints received from both residential premises within the Lakeside area of Rainham, as well as closer properties to the south of the hotel.
- 8.15 The National Planning Policy Framework states that housing applications should be considered in the context of the presumption in favour of sustainable development. The London Plan notes the pressing need for housing and the general requirement to improve housing choice, affordability and quality accommodation.
- 8.16 The provision of housing is consistent with the NPPF and the objectives of the Havering Local Plan 2016-2031 which at Policy 3 explicitly states that the Council will take a proactive approach to increasing the amount of housing within the borough and will encourage the effective and efficient use of land by reusing previously developed land. It is considered that the proposals exemplify this objective.
- 8.17 In addition, the London Plan 2021 notes the pressing need for housing and the general requirement to improve housing choice, affordability and quality at Policy H1, whilst also acknowledging that development should optimise housing output subject to local context and character at Policy D1.

- 8.18 The view of officers is that any economic or loss of employment opportunities would be minor in this instance and there is no evidence to dispute the applicant's explanation that the site has become unviable. Any residual harm would be offset by the provision of new housing stock and removal of what has historically been a use that has undeniably caused profound and material harm to the amenity of surrounding occupiers.
- 8.19 As will be explained in the amenity section of this report it is not considered that the use of the site for residential would generate levels of noise comparable to the current lawful use, which could, in theory continue to operate and host events.
- 8.20 Paragraph 154 sets out a number of exceptions which can be regarded as appropriate development in the Green Belt. Earlier decision making through the appeal decisions referred to establish that the conversion of the Manor to residential and the redevelopment of the former Coach House to a self-contained dwelling and other associated development was not inappropriate development.
- 8.21 Para 154(g) allows for the limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.
- 8.22 It is considered that this exception can apply to both elements of each proposals, the conversion of the Manor and the redevelopment of the Coach House. The site is regarded as Previously Developed Land, the whole curtilage of the site would not be subject to development and there would be a reduction in built form across the site.
- 8.23 It is not considered that the conversion of the Hotel building and associated works would cause substantial harm to openness or conflict with the purposes of including land within the Green Belt. Previously the Council had raised concern over the extensions to the subject building, reasoning that they would have resulted in disproportionate additions and therefore contrary to the objectives of Green Belt Policy. The Appeal Inspector did not agree with this view and found that there would be no impact on openness.
- 8.24 The extensions to the subject building have been omitted and there would be a reduction in the amount of built form on the Manor part of the development. The rebuilding of the Coach House would be proportionate to the site and reflective of its original form. Neither aspect is objectionable in Green Belt terms and this is consistent with earlier decision making.

Listed Building

- 8.25 The application site comprises Grade II listed Berwick Manor Country Club (List Entry Number: 1079915), formerly Berwick Manor Farmhouse. The historic core of the building is dated to seventeenth and eighteenth century with nineteenth century alterations.

- 8.26 The building suffered substantial fire damage in 1999, which caused the roof to collapse and the loss of much of the building's original fabric. Later, it was reconstructed, however there were some significant side and rear extensions. The historic core of the structure can still be seen in some sections of the historic walls and chimneys that survived the fire. The original form and double pile roofscape were sympathetically restored.
- 8.27 To the south of the building are the dilapidated remains of a nineteenth century stable block, which served Berwick Manor Farmhouse. With regard to the former stables, the Inspector's comments at the earlier appeal stated that "*the Coach House sits within the setting of the listed building rather than within its curtilage*". This conclusion means that the stables are not covered by the same degree of protection as the listed building.
- 8.28 The proposals would see the conversion of the Hall building into flats and the reconstruction of the stables to be used as a new dwelling on the site. In addition, new landscaping is proposed. The LPA has sought specialist heritage advice on both aspects of the development to assist with decision making.
- 8.29 No objection was made to either aspect, although suggestion was made to revisit the front porch to the listed Hall and to consider a slight reduction in the width of the porch to better align with the original width. In the view of officers and on balance, it is considered that the porch aspect of the proposal is acceptable and would not have an adverse impact on the historic importance of the building. Its reinstatement is regarded as a positive element of the scheme.
- 8.30 Notwithstanding the foregoing whilst the conversion of the listed Hall into flats would alter its appearance overall, the changes are regarded as positive. The proposals for the rear have been modified after the dismissal of the earlier appeal and now follow the existing massing and form, which is regarded as appropriate.
- 8.31 The design for the Coach House has gone through various iterations and the latest scheme responds well to the previous comments from the Inspector and the previous heritage advice from the Local Authority. The form, massing and design of the proposed dwelling is regarded as acceptable. Details of external finishes, doors and windows would be secured through condition.
- 8.32 The Visualisation Document submitted in support of the application also shows changes to the landscaping which are beneficial. At present, the listed building's setting and curtilage are dominated by hard standing, car parking and unsympathetic grey timber fencing. The proposal would see the introduction of grassed areas, planting and a more sensitive boundary treatment. The boundary between the listed building and the former stable area is also to be softer and green.
- 8.33 In view of no objection being made by the Council's heritage advisor it is not considered that there are any heritage grounds to oppose the development.

Quality of accommodation/suitability

- 8.34 Policy D6 (Housing Quality and Standards) of the London Plan advises that housing development should be of high-quality design and provide adequately sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures. To that end the policy requires that new residential development conform to minimum internal space standards.
- 8.35 There are set requirements for gross internal floor areas of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and minimum floor to ceiling heights. The minimum gross internal floor area requirements and room sizes take into account commonly required furniture and the spaces needed for different activities and moving around. New dwellings must also demonstrate an acceptable arrangement of private amenity space as dictated by the provisions of London Plan Policy D6 with minimum standards given.
- 8.36 The Coach House rebuild would comply with the required standards entirely, exceeding the required GIA significantly. It would present as a large, detached house with spacious internal space and access to a generously sized external space. There is no evidence that this dwelling would not receive adequate natural light and would not represent a high standard of accommodation.
- 8.37 The internal arrangement of the conversion is also regarded as satisfactory when having regard to minimum prescribed standards. Whilst they would all exceed the required GIA; it is accepted that this is a limitation of converting the existing building whilst also still seeking to provide adequate internal room sizes and outlook.
- 8.38 Each dwelling, in contrast to the earlier submission would benefit from generous private gardens. The provision of boundary treatment or close boarded fencing would be resisted; plans show planting to enclose these areas which would be supported. Further detail would be secured through the landscaping condition for the site.
- 8.39 It is recognised that Units 2, 6 and 7 would be single aspect. However, on balance, it is considered that these units would nevertheless provide an acceptable standard of accommodation, benefiting from adequate internal space, satisfactory outlook, and access to private amenity space. They would be duplex units which would enable views at a high level in the existing building rather than being contained to the ground floor.
- 8.40 Given the overall quality of the residential environment proposed, the single-aspect nature of these units does not warrant withholding planning permission.

Design / Impact on street-scene

- 8.41 The Framework states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. It goes on to set out that good design is a key aspect of sustainable development,

in so far as that it creates better places in which to live and work and helps make development acceptable to communities.

- 8.42 An overarching consideration is the desirability of maintaining an area's prevailing character and setting (including residential gardens), of promoting regeneration and change; and the importance of securing well-designed, attractive and healthy places.
- 8.43 The framework requires that permission is refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area. The Council is keen to ensure new residential development respects and enhances the positive features of Havering's character and local distinctiveness.
- 8.44 Officers do not consider that there are any design or visual grounds to withhold permission in respect to either aspect of the redevelopment of the site. The alterations to the Manor are regarded as being sympathetic and in principle are an appropriate way of repurposing it for continued use. The extensions which had previously been deemed unsympathetic have been omitted from the current proposals. Conditions will be imposed to secure further detail of precise finish.
- 8.45 As to the Coach House rebuild, the Council had previously opposed this aspect of the development when considering the earlier Listed Building Consent and Planning application made at the site. The Inspector whilst identifying harm to the setting of the Listed Building did not regard the overall massing as being the main contributor to visual harm and focused principally on the design approach and detailing as giving rise to a dwelling which would compete with the Manor itself. The current proposals adopt a more simple approach and one which would integrate acceptably with the Manor Building. In the absence of an objection on heritage grounds, officers do not identify any grounds to resist this aspect of the development, subject to securing suitable external finishes which reflect what is shown on plan and landscaping as shown.
- 8.46 Underpinning the above is that the National Planning Policy Framework promotes and supports the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained. The proposals are considered to align with these objectives.

Impact on amenity

- 8.47 Policy 7 of the Havering Local Plan 2016-2031 (HLP) states that planning permission will not be granted where a proposal would result in unacceptable overshadowing, loss of sunlight or daylight, overlooking or loss of privacy, noise, vibration or disturbance to existing or future residents.
- 8.48 This policy should be read in conjunction with Policy 26. Similar objectives are reflected in Policy 34, which states that development will not be permitted where it would unduly impact upon amenity, human health and safety, or the natural

environment through noise, dust, odour, light pollution, vibration or land contamination.

- 8.49 The application site is well removed from neighbouring residential properties and, as such, the potential for adverse impacts on surrounding occupiers is limited. The principal amenity considerations therefore relate to the future occupants of the development itself. Having regard to the layout, siting and relationship between the proposed dwellings, no material concerns are identified in terms of privacy, outlook, noise or general living conditions.
- 8.50 The lawful hotel use has historically generated noise complaints associated with its operation, including function and ancillary facilities. The proposed residential use would represent a materially different and less intensive form of activity. The reduction in parking provision and the cessation of the commercial use is also likely to reduce vehicle movements and activity across the site. On that basis, the proposals are considered likely to result in an overall improvement in amenity conditions when compared with the lawful fallback position.
- 8.51 Having regard to the above, officers identify no reasonable amenity-based grounds to resist the development. The proposals are therefore considered to comply with Policies 7, 26 and 34 of the Havering Local Plan 2016-2031.

Highways/Parking

- 8.52 The site would use the existing vehicular access arrangements which is not objectionable in terms of highway safety, evidenced through the absence of an objection by the Highway Authority who were invited to comment on grounds of parking provision, access and highway safety.
- 8.53 Parking provision and matters of highway consideration are represented in Policies 23 and 24 of the Havering Local Plan 2016-2031. The PTAL rating for the site is 0 which translates to the lowest rated access to public transport. This would translate to a high provision of parking being required and engages the Local Plan standards rather than the London Plan.
- 8.54 Opportunities for attending the site other than by private car are low, there is no footway within immediate proximity of the site. There are 66 spaces on the site currently and this would be reduced to 18 total, with some informal parking to the front of the Coach House.
- 8.55 The Local Plan sets minimum standards of 1.5 space per dwelling; the proposals would make provision for 2 spaces per dwelling. The London Plan is clear in recognising that Boroughs should consider standards that allow for higher levels of provision where there is clear evidence that this would support additional family housing. It is reasonable in low PTAL areas to consider high provision as required.
- 8.56 Officers consider that the arrangement shown is acceptable. It would not be wholly removed from the existing arrangement in so far as that parking would be disconnected to an extent from some of the dwellings within the

development. However, this is regarded as a satisfactory compromise and a deliberate design choice as it allows for spacious private gardens, communal spaces and greening of the site which would represent visually a considerable improvement over the existing.

8.57 Some details of refuse storage have been provided. however further detail will be secured through condition. The detail set out in the submitted Design and Access Statement at Para 3.7 would appear overall to comply with the objectives of the Local Plan but along with boundary treatment and cycle storage detail, further information will be sought by condition. It is considered that an appropriate arrangement is capable of being agreed.

8.58 Subject to those measures as outlined the development would be compliant with Havering Local Plan 2016-2031 Policies 6 and 24 which seek to ensure adequate parking provision.

Environmental and Climate Change Implications

8.59 The proposals would modernise the existing building and introduce an additional new-build dwelling, which would achieve improved energy efficiency and environmental performance when compared to the existing situation.

8.60 Given the scale of the development, no specific climate change mitigation measures are considered necessary beyond compliance with relevant Building Regulations.

Financial and Other Mitigation

8.61 None relevant.

Equalities

8.62 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

8.63 The proposals do not raise any specific equality issues. The Council has had regard to its duties under the Equality Act 2010 and no adverse impacts on persons with protected characteristics have been identified.

9 Other Planning Issues

Affordable Housing

9.1 Policy 4 of the Havering Local Plan requires that developments of more than 10 units or residential developments with a site area of more than 1000sqm are required to provide affordable housing. This policy is engaged only due to the overall site area and not the number of units.

- 9.2 The primary function of Policy 4 is to prevent intentional under-development of a site. Through the Local Plan work the Council established that development sites of more than 1000 square metres are potentially able to be configured to deliver 10 or more residential dwellings and, therefore, contribute to affordable housing provision.
- 9.3 The applicant contends that as the site is within the Metropolitan Green Belt that the opportunity to develop the site is limited, compounded further by the heritage implications of the Grade II asset. The proposals concern the floor area of the main building and Coach House with the surrounding grounds of the site making up the extent that engages the 1000 square metre threshold for a major development.
- 9.4 Officers would recognise firstly that the redevelopment of the Coach House might easily have formed a separate application. Its inclusion in a combined application is not unreasonable. A particular constraint here irrespective of the overall size of the site is the Green Belt siting and Listed status. As the applicant outlines, advice given by the LPA previously viewed further extensions to the building as being unlikely to receive support.
- 9.5 On balance and in view of the constraints there is no evidence before officers that the proposals are intentionally seeking to under-develop the site, rather that the proposals are a response to the individual constraints of the site. Officers are satisfied that the development under consideration maximises what might be achieved on the site, having regard to the unique constraints. The inclusion of the "Coach House" rebuild is noted, as this may have formed a separate submission of itself.
- 9.6 As such officers do not consider that there would be a conflict with Policy 4 and that the need for consideration of affordable housing is not required.

Trees/Landscaping

- 9.7 At Paragraph 136 of the NPPF it is recognised that trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change.
- 9.8 The Framework requires planning policies and decisions to ensure that new streets are tree-lined and that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. These objectives are reflected in Havering Local Plan Policies 27 and 30.
- 9.9 There are no preserved trees on the site, or on neighbouring sites which would be impacted by the proposed development. There are preserved trees to the road frontage, however they are far removed from the development. There is no indication that the proposals would require the removal of any trees from the site which are in good health based on information provided.

- 9.10 There are instead opportunities to improve further the green character of the site through a comprehensive scheme of planting as is shown indicatively on submitted drawings. There would be a net reduction in hard standing across the site.
- 9.11 In the event of approval Officers consider that it would be necessary that a full AMS prior to commencement of any works shall be submitted for approval which shall extend to methodology and a scheme of tree protection to be adhered to throughout the course of development.
- 9.12 On the basis of the above there are no grounds for refusal and subject to compliance with the agreed condition no conflict with Local Plan Policies 27 and 30, as well as the objectives of the Framework.

Ecology/BNG

- 9.13 The Council's Ecologist was invited to comment on the submission and following submission of additional information in relation to Protected Species were satisfied that no further work was required prior to determination.
- 9.14 They recommended approval subject to the mitigation measures identified in the Ground Level Assessment (ACJ ecology, January 2026) for Great Crested Newt being secured through condition and to be implemented in full.
- 9.15 A Biodiversity Method Statement will be secured by a condition also and would need to be implemented in full.
- 9.16 There is no evidence that BNG objectives could not be met on site, or by offsite credits if required. The BNG informative will be added alongside a condition requiring submission of a Habitat Management and Monitoring Plan (HMMP) per comments made by the Council's Ecologist.

10 Conclusions

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

Annexe 1 / Conditions for P1100.25

Conditions

1. 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. 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: For the avoidance of doubt and to ensure that the development is carried out as approved.

3. No demolition or development shall take place until a Stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by Stage 1 then for those parts of the site which have archaeological interest a Stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

- A. The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- B. Where appropriate, details of a programme for delivering related positive public benefits
- C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI

Written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Reason: To safeguard the archaeological interest on this site.

4. 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. The site access point(s) of all vehicles to the site during the construction phase
- b. parking of vehicles of site personnel and visitors;
- c. storage of plant and materials;
- d. Wheel washing facilities.
- e. Measures to monitor and control the emission of dust and dirt during construction.
- f. measures for minimising the impact of noise and, if appropriate, vibration arising from construction activities;
- g. predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the Local Planning Authority;
- h. a scheme for monitoring noise and, if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authority;
- i. siting and design of temporary buildings if required;
- j. scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- k. 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 prohibited.

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 with Local Plan policy 23, 24 and 34 and London Plan (2021) Policy T7.

- 5. Before the development hereby permitted commences at the site, an Arboricultural Method Statement and Tree Protection Plan in accordance with the requirements of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction' for all the trees located within the curtilage of the site and immediate proximity of it shall be submitted to and approved in writing by the Local Planning Authority. The protection measures as approved shall be undertaken at the site before any work in connection with the development hereby permitted commences at the site, and shall be retained for the entire period of the duration of any work at the site, in connection with the development hereby permitted, within the fence or other means of enclosure surrounding the trees, no activities associated with building operations shall take place unless previously agreed in writing by the Local Planning Authority.

Reason: In order to maintain the existing vegetation at the site, which makes an important contribution to the character of the area, and to accord with Policy 27 of the Council's Local Plan.

6. No development, including site clearance and vegetation removal, shall commence until a Biodiversity Method Statement (BMS) has been submitted to and approved in writing by the Local Planning Authority.

The BMS shall be prepared by a suitably qualified ecologist and shall include:

- a) all mitigation, avoidance and enhancement measures for Great Crested Newts identified within the Ground Level Assessment (ACJ Ecology, January 2026);
- b) measures for the protection of nesting birds, including timing restrictions for vegetation clearance, pre-commencement nesting bird checks and procedures to be followed should active nests be identified;
- c) precautionary working methods and mitigation measures for reptiles, amphibians, hedgehogs, badgers and other terrestrial mammals that may be present on the site;
- d) procedures to be followed should roosting bats or any other protected species be encountered during development works;
- e) details of any ecological supervision and monitoring required during site clearance and construction works; and
- f) a timetable for implementation of all ecological mitigation and protection measures.

The development shall thereafter be carried out in full accordance with the approved Biodiversity Method Statement.

Reason: To secure appropriate measures for the protection and enhancement of biodiversity, including protected and Priority species, during site clearance and construction works, in accordance with Policies 27 and 30 of the Havering Local Plan, Policy G6 of the London Plan and the National Planning Policy Framework.

7. Prior to commencement a Habitat Management and Monitoring Plan (HMMP) shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall be prepared by a suitably qualified ecologist and shall include:

- a) details of all habitats to be retained, enhanced and created on the site;
- b) ecological management objectives and target condition criteria for each habitat;

- c) a timetable for implementation of habitat creation and enhancement measures;
- d) details of management prescriptions and maintenance operations required to achieve the target condition of habitats;
- e) details of ecological monitoring, including monitoring methodology, frequency and reporting arrangements;
- f) procedures for remedial action should monitoring demonstrate that habitats are not meeting the agreed target condition;
- g) details of the body, organisation or person responsible for the implementation, monitoring and long-term management of the habitats.

The approved HMMP shall be implemented in full in accordance with the approved details and the habitats shall thereafter be managed, monitored and maintained in accordance with the approved plan for the lifetime of the development.

Reason: To secure the protection, enhancement, monitoring and long-term management of biodiversity interests and ensure the delivery of ecological enhancements in accordance with Policies 27 and 30 of the Havering Local Plan, Policy G6 of the London Plan and the objectives of the National Planning Policy Framework.

8. No above ground 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 buildings 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.

9. 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.

10. 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.

11. 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.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 in accordance with the Order, no extension or enlargement (including additions to roof) shall be made to the dwellings hereby permitted, nor shall any outbuilding or boundary treatment other than that agreed through this permission and any conditions associated be 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.

13. 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.

14. Any boilers installed in the dwelling(s) hereby approved shall be Ultra-Low NO_x boilers with maximum NO_x Emissions less than 40 mg/kWh. Where any installations do not meet this emissions standard it should not be operated without the fitting of suitable NO_x abatement equipment or technology as determined by a specialist to ensure comparable emissions. The installation of the boilers shall be carried out in strict

accordance with these details and shall thereafter be permanently retained.

If the heating strategy is to be provided by an Air Source Heat Pump, or similar, they shall be designed to comply with the provisions of the Microgeneration Installation Standard: MCS 020 "MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises". The air source heat pumps shall be provided on site prior to first occupation of the dwellings. Any installation not meeting this standard will require a separate application for planning permission.

Reason: To reduce impact on building emissions on local air quality and to ensure any air source heat pumps installed maintain amenity.

15. All hard surfaces hereby approved as part of the development (including any sub-base) shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the application site.

Reason: In order to ensure no water run-off from the hard surface which would contribute to risk of flooding.

16. All dwellings hereby approved shall comply with Regulation 36 (2)(b) and Part G2 of the Building Regulations - Water Efficiency.

Reason: In order to comply with Policy SI 5 of the London Plan.

17. All dwellings hereby approved shall be constructed to comply with Part M4(2) of the Building Regulations - Accessible and Adaptable Dwellings.

Reason: In order to comply with national optional technical standards as required by Policy D7 of the London Plan.

18. Notwithstanding the indicative details shown on the plans hereby approved, prior to any above ground works a scheme of soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority and shall include the following.

A. Soft Landscaping scheme shall include:

- a) Planting plan;
- b) Written specifications (including cultivation and other operations associated with trees, plants and grass); and
- c) Schedules of plants and trees, setting out the species, sizes, numbers/densities and soil depths.

The scheme shall also include a programme setting out how the plan will be put into practice including measures for protecting plants and trees both during and after development has finished.

The new planting shall be carried out in accordance with BS 8545 (2014) 'Trees: from nursery to independence in the landscape' in the first planting and/or seeding season following the first occupation of the residential buildings hereby permitted or the substantial completion of the development, whichever is the sooner and shall comply with the requirements specified in BS 3936 (1992) 'Specification of Nursery Stock Part 1 Trees and Shrubs', and in BS 4428 (1989) 'Recommendations for General Landscape Operations'. None of the new trees, plants or shrubs planted shall be lopped or topped within a period of five years from the completion of the development. Any trees, plants or shrubs, which, within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, in accordance with the approved scheme. The approved landscaping scheme shall be maintained thereafter.

Reason: To ensure a satisfactory appearance and to accord with Policies 27 and 30 of the Havering Local plan 2016-2031.

19. Before the buildings hereby permitted are first occupied, provision shall be made within the site for three car parking spaces and works carried out to facilitate access as required. Thereafter this provision shall be made permanently available for use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate car parking provision is made off street in the interests of highway safety.

20. Notwithstanding the details shown on approved plans and prior to any above ground works, 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 prior to first occupation of the dwellings hereby permitted 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 and prevent undue overlooking of adjoining property.

21. All residential parking spaces within the development hereby approved shall include provision of infrastructure for electric or Ultra-Low Emission vehicles, of which a minimum of 9 spaces (one for each residential unit) shall have active charging facilities, with passive provision for all remaining spaces. Such provision is to be made prior to the first occupation of the dwellings hereby permitted.

Reason: Provision prior to first occupation of the proposed dwelling hereby permitted will ensure that the development adequately

incorporates measures to allow the use of electric vehicles by future occupiers in accordance with Policy T6.1 of the London Plan.

INFORMATIVES

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be the London Borough of Havering. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply."

Annexe 2 / Conditions for Listed Building Consent L0007.25

1. No demolition shall take place until a written scheme of historic building

investigation (WSI) has been submitted to and approved by the local planning authority in writing. For buildings that are included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of historic building investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited heritage practice in

accordance with Historic England's Guidelines for Archaeological Projects in Greater London.

Reason: To safeguard the archaeological interest on this site.

2. No demolition, alteration, conversion or other works affecting the Stable Block shall commence until a Written Scheme of Investigation (WSI) for a programme of historic building recording has been submitted to and approved in writing by the Local Planning Authority.

The WSI shall include:

- a) the scope and methodology of recording;
- b) the programme and timing of works;
- c) arrangements for reporting, archiving and dissemination.

The historic building recording shall thereafter be carried out in full accordance with the approved WSI, and no demolition, alteration or conversion works affecting the Stable Block shall take place until the recording has been completed.

Within six months of completion of the recording, or such other period as may first be agreed in writing by the Local Planning Authority, a report detailing the results of the programme together with confirmation of deposition of the archive with an appropriate repository shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that an appropriate record is made of the heritage asset prior to alteration, in the interests of preserving and understanding its historic significance.

3. Updated Structural Survey

No demolition, alteration, conversion or reconstruction works to the Stable Block shall commence until an updated Structural Survey, prepared by a suitably qualified structural engineer, has been submitted to and approved in writing by the Local Planning Authority.

The survey shall assess the condition of the building and identify those elements capable of retention and repair, together with details of any structural works required to facilitate the approved development.

The development shall thereafter be carried out in accordance with the approved survey and recommendations unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the significance and fabric of the heritage asset are properly understood and safeguarded during the implementation of the development.

4. Prior to their installation or construction, detailed drawings of all new windows, doors, eaves, verges, cills, rainwater goods and other external architectural features shall be submitted to and approved in writing by the Local Planning Authority.

The details shall be provided at scales between 1:20 and 1:1, as appropriate, and shall include sections, elevations and material

specifications. The works shall be carried out in accordance with the approved details and permanently retained thereafter.

Reason: To ensure a high-quality design and to preserve the character and significance of the heritage asset and its setting.