

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: L0002.21

WARD : Romford Town **Date Received:** 26th April 2021

ADDRESS: 98-102
North Street
Romford

PROPOSAL: Listed building consent for internal renovations to ground and first floor, including structural remedial works and renovation of the internal walls, floors and ceilings.
Replacement of 2 rear external elevation windows to the unisex toilets.

DRAWING NO(S): 220063 D01 'Floor Plans & Sections - Phase 1 Works' (Rev C)
220063 D02 'Ground Floor Plan - Phase 2 Works' (Rev C)
220063 D03 'First Floor Sections, Details & Photos - Phase 1 Works' (Rev B)
Design and Access Statement prepared by Baxter Glaysheer Consulting Ltd
Heritage Statement prepared by Baxter Glaysheer Consulting Ltd
Structural Survey Report prepared by Baxter Glaysheer Consulting Ltd

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

SITE DESCRIPTION

The application relates to the 2-storey building at No. 98-102 North Street, located on the north-eastern side of the road, just above the St Edwards Way roundabout in Romford.

The application site is a Grade II listed (as BMS Insurance, 96-102 North Street, ref: 1079909) late seventeenth century timber-framed building with considerable historic interest. The building is two storeys, rendered, altered ground floor with modern shop fronts. The site is currently used as an office (tenanted by HSH Solicitors) with no vehicle access or parking.

DESCRIPTION OF PROPOSAL

This application seeks 'Listed building consent for internal renovations to ground and first floor, including structural remedial works and renovation of the internal walls, floors and ceilings. Replacement of 2 rear external elevation windows to the unisex toilets'.

RELEVANT HISTORY

L0005.10

- APPROVED 14 January 2011

- 'Listed Building Consent for brickwork repairs to the external chimney stack (capped off at first floor level) located on north facing flank wall of the building'

L0002.10

- APPROVED 21 May 2010

- 'Listed Building Consent for 3x non-illuminated fascia sign and vinyl lettering'

A0002.05

- REFUSED 24 March 2005

- New signage illuminated and non-illuminated

- Part approved and part refused on APPEAL

CONSULTATIONS/REPRESENTATIONS

PUBLIC NOTIFICATION

The application was the subject of direct notification to neighbouring premises. In addition the application was advertised in the local press and a site notice displayed on the site (installed by applicant).

Three responses were received noting concerns relating to the 'accreditation' or 'specialist' nature of the architect/organisation engaged to plan and carry out the works.

Officer comment: It is considered that subject to Havering's Heritage advisor review, and appropriate conditions (if minded for approval) that all necessary conservation requirements will be complied with.

REFERRALS

The following comments were received from other stakeholders.

Place Services (Council's heritage consultant) - No objection, subject to conditions.

Historic England - No objection.

RELEVANT POLICIES

The London Plan 2021

Policy D1 London's form, character and capacity for growth

Policy D4 Delivering good design

Policy HC1 Heritage conservation and growth

LDF

CP17 - Design

CP18 - Heritage

DC61 - Urban Design

DC67 - Buildings of Heritage Interest

DC68 - Conservation Areas

SPD02 - Heritage SPD

OTHER

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

The proposal would not attract a CIL contribution.

STAFF COMMENTS

The issue for consideration is the impact of the proposal on the special character of the subject building.

LISTED BUILDING

Policy DC67 advises that an application for listed building consent will only be allowed where it does not adversely affect a listed building or its setting. The NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As

heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The submitted 'Design and Access Statement' notes that the works being proposed are both essential repair works that have come to light following a structural survey in 2017 which identified various defects, as well as internal redecoration works. The works are proposed to be carried out in two phases:

Phase 1: First Floor

- Strengthening of the 'cracked timber beam'
- Stripping the modern wallpaper and panelling from the ceiling and wall finishes to expose historic plasterwork
- remove paint from the existing roof tie beam back to natural wood
- Opening of historic WC wall and flooring in Office 2
- Renovation of the roof accesses within the corridor with a hinged hatch in permanent timber-framing

Phase 2: Ground Floor

- Investigation of 'damp' and potential floor structure works
- Stripping off the modern panelling around the internal chimney breast
- Replacement of the two existing timber casements with like for like new painted timber windows

The proposed works have been assessed by the Council's heritage advisor and are 'considered restorative and understood to be beneficial to the long-term preservation of the listed building and its sustainability'. As the works are not regarded as being intrusive no objection has been made by the Council's heritage advisor (subject to interim inspections secured by condition) and similarly Historic England have delegated the decision to the LPA.

Consequently and in light of the above, the current submission is considered to comply with LDF Policies DC61 and DC67 in addition to the guidance contained within the NPPF.

KEY ISSUES/CONCLUSIONS

Having regard to all relevant factors and material planning considerations staff are of the view that this proposal for internal renovations and changes to windows would be acceptable. Staff are of the view that the proposal would not be materially harmful to the Listed Building. The proposal is considered to be acceptable in all other respects and it is therefore recommended that listed building consent be granted subject to conditions.

RECOMMENDATION

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

1. SC69 (Listed buildings) 3yrs

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

Reason:-

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

2. SC32 (Accordance with plans)

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

Reason:-

The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61, DC67 and the Heritage Supplementary Planning Document.

3. Non Standard Condition 1 (Pre Commencement Condition)

The local planning authority shall be notified in writing of the date on which the initial stripping off works are proposed to commence on site at least 14 days prior to such commencement in order to provide an opportunity, as required, for the inspection and site meeting involving a representative from the local planning authority, the applicant, agent and contractor to consider detailed elements of the proposal.

Reason:- To safeguard the appearance of the heritage assets and the character of the immediate area, and in order that the development accords with the Development Control Policies Development Plan Document Policies DC61, DC67 and the Heritage Supplementary Planning Document.

4. Non Standard Condition 2 (Pre Commencement Condition)

A method statement for the repair to the damaged plasterwork and replastering to include details of mortar mix, methods of repairing the damage render, refilling of the cracks, and limewashing, shall be submitted to and agreed in writing by the local planning authority prior to the commencement of the works.

Reason:- To safeguard the appearance of the heritage assets and the character of the immediate area, and in order that the development accords with the Development Control Policies Development Plan Document Policies DC61, DC67 and the Heritage Supplementary Planning Document.

5. Non Standard Condition 31

Drawings in elevation and section, at a scale between 1:1 and 1:20 as appropriate, to show the detail of the proposed replacement windows in the ground floor WCs, shall be submitted to and agreed in writing by the local planning authority prior to the first installation of the windows.

Reason:- To safeguard the appearance of the heritage assets and the character of the immediate area, and in order that the development accords with the Development Control Policies Development Plan Document Policies DC61, DC67 and the Heritage Supplementary Planning Document.

6. Non Standard Condition 32

All works to the interior are subject to be agreed following an inspection by the Local Planning Authority after the removal of the modern wallpaper and panelling from walls and ceilings.

Reason:- To safeguard the appearance of the heritage assets and the character of the

immediate area, and in order that the development accords with the Development Control Policies Development Plan Document Policies DC61, DC67 and the Heritage Supplementary Planning Document.

INFORMATIVES

1 Approval following revision

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework 2018, improvements required to make the proposal acceptable were negotiated with the agent following a site visit on 2 July 2021. The revisions involved updates to drawings and supporting statements following heritage advice. The amendments were subsequently submitted on 15 July 2021.

Authorising Officer: Neil Goate
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16-07-2021
