

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1511.21

WARD : Brooklands

Date Received: 30th July 2021

ADDRESS: QUEENS HOSPITAL
ROM VALLEY WAY
ROMFORD

PROPOSAL: Installation of AHU (air handling unit) and enclosure. Provision of external staircase to provide access. (RETROSPECTIVE)

DRAWING NO(S): QHPOCT-IWD-XX-00-DR-A-1000 REV P01
QHPOCT-IWD-XX-00-DR-A-1100 REV P01
QHPOCT-IWD-XX-XX-DR-A-3000 REV P01
QHPOCT-IWD-XX-RF-DR-A-2550 REV P01
QHPOCT-IWD-XX-RF-DR-A-2200 REV P01

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

SITE DESCRIPTION

Application site is located on the roof of Queens Hospital, Romford. The building which opened in 2006 occupies a large site south of Romford town centre. The main body of the building is formed from four circular wings with a central core which accommodates the plant room at roof level. At roof level there is a variety of existing equipment including air conditioning units and antenna.

DESCRIPTION OF PROPOSAL

Consent is sought retrospectively for the formation of a new plant room located relatively centrally on the main building. The purpose of the current submission is to regularise the provision of a plant room for a new air handling unit.

The purpose is to improve air circulation in response to Health Building Note/Health Technical Memorandas. The installation is located to serve a staff rest area, laboratory and staff offices. This application follows a similar installation considered under P1852.20 for plant equipment located over the Ambulance Station.

RELEVANT HISTORY

- P1852.20 - Installation of new plant room for the AHU to the flat roof on the N/E corner of the building
Apprv with cons 15-03-2021
- P0793.17 - Installation of four x 0.6m transmission dishes on the plant room. Associated steelwork and cabling and the addition of one equipment cabinet.
Apprv with cons 28-06-2017

CONSULTATIONS/REPRESENTATIONS

A grouping of neighbouring occupiers immediately adjacent to the area of the site where the plant room would be positioned were consulted through direct notification, no letters of representation were received.

RELEVANT POLICIES

London Plan 2021.

LDF

DC55 - Noise

DC61 - Urban Design

OTHER

NPPF - National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

There is no contribution required through CIL regulations.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy DC61 of the Havering Core Strategy and Development Control Policies and Development Plan Document (Adopted 2008) states that planning permission will only be granted for development which maintains, enhances or improves the character and appearance of the local area. Policy CP17 of the Core Strategy states that the appearance of Havering will be maintained and where possible enhanced, by requiring new development to maintain or improve the character and appearance of the local area in its scale and design. The National Planning Policy Framework 2019 (NPPF) reinforces this by placing emphasis on good quality, design and architecture. The NPPF requires that planning decisions ensure developments are sympathetic to local character and history,

The main issues arising from this application relate to the acceptability of the proposed development and its potential impact on the character and appearance of the host building and the wider street scene. Also relevant are any neighbouring amenity issues along with parking/highways considerations.

The hospital is not unfamiliar with such development as is proposed, with plantrooms and equipment a feature on the flat roofed sections of throughout the main building generally because the requirements cannot be accommodated within the existing building envelope. The plant room would be modestly proportioned and would be visible only from internal spaces.

No objections are raised on visual grounds.

IMPACT ON AMENITY

Policy DC55 of the LDF states that planning permission will not be granted if it will result in exposure to noise or vibrations above acceptable levels affecting a noise sensitive development such as all forms of residential accommodation, schools and hospitals. This is reinforced by Policy DC61 which states that planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of sunlight/ daylight, overlooking or loss of privacy to existing properties or has unreasonable adverse effects on the environment by reason of noise impact, hours of operation, vibration and fumes between and within developments.

The extent and size of the new equipment, in view of the size of the plantroom proposed is regarded as insignificant compared to that which exists for the main hospital building and throughout. The unit will be located in close proximity to staff areas where the hospital themselves will be ensuring that no noise nuisance will result. Accordingly there is no need to condition noise in the opinion of officers. The nearest residential dwellings would be in excess of 90 metres away to the north separated by the air ambulance landing area.

KEY ISSUES/CONCLUSIONS

Having had regard to the above and all relevant planning policy and material considerations APPROVAL is recommended accordingly.

RECOMMENDATION

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

1. 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:-

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

INFORMATIVES

1 Approval - No negotiation required

Statement Required by Article 35(2) of the Town and Country Planning (Development Management) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraph 38 of the National Planning Policy Framework 2018.

Authorising Officer: Habib Neshat
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18-10-2021
