

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1840.21

WARD : Hylands

Date Received: 21st September 2021

ADDRESS: Garrick House Annex
74 to 96 Adelphi Crescent
Hornchurch

PROPOSAL: Provision of lifts.

DRAWING NO(S): 0139-ECD-03-XX-DR-A-1000-
0139-ECD-03-00-DR-A-1010-
0139-ECD-03-00-DR-A-1020-
0139-ECD-03-00-DR-A-1021-
0139-ECD-03-00-DR-A-1022-
0139-ECD-03-00-DR-A-1023-
0139-ECD-03-00-DR-A-1024-
0139-ECD-03-00-DR-A-1025-
0139-ECD-03-00-DR-A-1060-
0139-ECD-03-00-DR-A-1100-
0139-ECD-03-00-DR-A-1200-
0139-ECD-03-00-DR-A-1201-
0139-ECD-03-00-DR-A-1202-
0139-ECD-03-00-DR-A-1203-
0139-ECD-03-00-DR-A-1204-
0139-ECD-03-00-DR-A-1205-
0139-ECD-03-XX-DR-A-1250-
0139-ECD-03-XX-DR-A-1251-

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

SITE DESCRIPTION

The existing building comprises an H shaped two storey block, which accommodates a total of 12 one bedroom units at No.'s 74 to 96 Adelphi Crescent, Hornchurch.

DESCRIPTION OF PROPOSAL

The application seeks planning permission to install two, two storey lifts on the north east and south west elevations of the existing building, to provide improved access to the occupants of 3 one-bedroom units located on the first floor for those with restricted mobility.

The proposed works include landscape works in the setbacks where the lifts are located, replacing in these areas the existing soft landscape with tarmac.

The access to the lifts will be from inside the building, what constitutes a secured perimeter. CCTV is proposed to deter any anti-social behaviour.

The lifts would each have a width of approximately 1.85m, a depth of 2m and a height of approximately 5.7 metres.

RELEVANT HISTORY

- P1409.18 - Installation of high bow top fence and gates to entrance of 2 car parks and installation of fob reader and exit loop
 Apprv with cons 12-11-2018
- Q0256.14 - Discharge of Conditions 13 of P0665.13
 Non standard dec 22-01-2015
- Q0257.14 - Discharge of condition 13 of P0664.13
 Non standard dec 22-01-2015
- P1321.14 - Change of use of flat no. 28 from office to residential.
 Apprv with cons 06-11-2014
- Q0192.14 - Discharge of Conditions 2, 5, 6, 7, 8, 10, 12 and 14 of P0665.13
 ALL DECISIONS 22-04-2015
 ISSUED
- Q0193.14 - Discharge of Conditions 2, 5, 6, 7, 8, 10, 12 and 14 of P0664.13
 ALL DECISIONS 22-04-2015
 ISSUED
- P0665.13 - Two single storey extensions to create 4 self contained sheltered housing flats with associated amenity and car parking and relocation of a right of way
 Apprv with cons 09-08-2013
- P0664.13 - Two single storey sheltered accommodation buildings comprising 5x2 bedroom self contained bungalows with associated amenity space, car parking and access road
 Apprv with cons 09-08-2013
- P1221.02 - 1.8m high, hoop top fence
 Apprv with cons 20-08-2002
- P0806.97 - Installation of lift for disabled/infirm persons including a three storey external shaft
 Apprv with cons 15-08-1997

CONSULTATIONS/REPRESENTATIONS

Letters were sent to 65 neighbouring occupiers. No letters of representation were received.

Highway Authority - No comments.

Public Protection - No objections in relation to air quality and contamination. Recommend a condition for a scheme detailing sound transmission reduction measures to be installed within the proposed lift shaft separating its component and the existing dwellings to limit airborne/structure Bourne sound transmission if minded to grant planning permission.

RELEVANT POLICIES

The new Havering Local Plan (2016-2030) has been formally adopted. Policies 7 (Residential design and amenity), Policy 16 (Social infrastructure), 26 (Urban Design), 27 (Landscaping), of the Havering Local Plan (2016-2031) are relevant.

Policies GG1 (Building strong and inclusive communities), D5 (Inclusive design), D4 (Delivering good design) and 9 (Funding transport infrastructure through planning) of the London Plan 2021 are relevant.

The National Planning Policy Framework is relevant.

MAYORAL CIL IMPLICATIONS

The proposed development would not be liable for Mayoral or Havering CIL.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Google View images were provided by the agent in support of the application. In determining this application, photos, Google Street View, aerial view images and submitted drawings were used to assess the site constraints.

The main issues relate to the impact on the character and appearance of the streetscene as well as the implications for the residential amenity of the neighbouring residential dwellings.

DESIGN/IMPACT ON STREET/GARDEN SCENE

It is considered that the lifts would not be harmful to the character and appearance of the streetscene, as they would be located within the recesses on the flanks of the building and would not project above the roof level of this block.

The proposed materials are transparent glass and a white steel frame to integrate with the existing building and this will be secured by condition if minded to grant planning permission.

It is considered that the making good hard landscape works would be acceptable.

IMPACT ON AMENITY

Consideration has been given to the impact on neighbouring dwellings in terms of loss of light and loss of privacy.

It is considered that the proposed lifts would not be materially harmful to residential amenity, as their width and depth are relatively modest. Also, the lifts would be sited adjacent to the stairwells of the building, which would help to mitigate their impact.

It is considered that the proposed development would not create any additional overlooking or loss of privacy to neighbouring properties over and above existing conditions. When reviewing the merits of this application, consideration was given to the fact that the proposed development would improve accessibility for the existing occupants of the flats.

The Council's Public Protection Department was consulted and recommends a condition for a scheme detailing sound transmission reduction measures to be installed within the proposed lift shaft separating its component and the existing dwellings to limit airborne/structure Borne sound transmission, which will be imposed to protect residential amenity.

HIGHWAY/PARKING

It is considered that the proposal would not create any parking or highway issues.

KEY ISSUES/CONCLUSIONS

It is considered that proposed development would not be harmful to the streetscene. The proposal would not raise any adverse issues in respect of neighbouring residential amenities, or on highway or parking grounds. Accordingly, it is recommended that planning permission be granted.

RECOMMENDATION

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

1. SC4 (Time limit) 3yrs

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. SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under Section 14 of the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

3. 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.

4. Sound transmission reduction meas(Pre Commencement Condition)

Prior to commencement of the development the applicant shall provide a scheme to the Local Planning Authority for its written approval detailing sound transmission reduction measures to be installed within the proposed new lift shafts separating their components and the existing dwellings to limit airborne/structure Bourne sound transmission.

The scheme shall be designed in accordance with Approved Document E (2003 Edition incorporating 2004 and 2010 amendments) of the Building Regulations (Table 0.1a, page 12). Once agreed in writing by the Local Planning Authority the approved details shall be installed prior to the first use and retained thereafter.

Reason: Insufficient information has been supplied with the application to assess the impact of airborne/structure Bourne sound transmission. Submission of this detail prior to the commencement of any development in the case of new building works will protect the amenity of the existing occupants from noise ingress from the new lift in accordance with Policy 7 of the Havering Local Plan.

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.

2 **Fee Informative**

A fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, (as amended), a fee of £116 per request or £34 where the related permission was for extending or altering a dwellinghouse, is needed.

Authorising Officer: Neil Goate

10-12-2021