

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P2034.21

WARD : Squirrels Heath

Date Received: 21st October 2021

ADDRESS: 1A Balgores Square
Romford

PROPOSAL: Dismantle 2no. chimney stacks and rebuild to a lower height.

DRAWING NO(S): 21_195_01 RevP01,
21_195_02 RevP01,
21_195_03 RevP01,
Heritage Statement dated 30/09/2021,
Chimney Stack Structural Assessment Rev02 dated 04/02/22

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 site is comprised on the south east corner of Balgores Square at the junction with Balgores Lane to the south.

The application site has an area of approx 0.34ha and is located within a Local Centre.

The application site is not a listed building, however it is located within Gidea Park Conservation Area.

DESCRIPTION OF PROPOSAL

The application seeks to dismantle 2 chimney stacks which are in poor condition and rebuild them at a lower height.

RELEVANT HISTORY

There is no relevant planning history to the application site.

CONSULTATIONS/REPRESENTATIONS

Consultation Letters were sent to surrounding properties and one letter has been received from the Gidea Park and District Civic Society raising the importance of No1A within the conservation area streetscene.

Internal Consults:

LB Havering Environmental Health: No objection

LB Havering Built Heritage: No objection

LB Havering Highways: No objection

LB Havering Waste and Recycling: No objection

RELEVANT POLICIES

Havering Local Plan 2016 - 2031
Policy 7 Residential design and amenity
Policy 23 Transport Connections
Policy 24 Parking provision and design
Policy 26 Urban design
Policy 28 Heritage assets

The London Plan 2021
Policy D4 Delivering good design
Policy HC1 Heritage conservation and growth
Policy T4 Assessing and mitigating transport impacts

National Planning Policy Framework (2021)
16. Conserving and enhancing the historic environment

MAYORAL CIL IMPLICATIONS

The application is not CIL liable.

STAFF COMMENTS

The main considerations relate to the impact on the character and appearance of the heritage asset and on the visual amenity of the area, and the impacts on the surrounding highway network during the construction period.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Local Plan 28 states that the Council recognises the significance and value of Havering's heritage assets and will support proposals that seek to conserve and enhance the significance of heritage assets at risk in the borough; and well designed and high quality proposals which would not affect the significance of a heritage asset with archaeological interest, including the contribution made to significance by its setting.

The application site is a large 3 storey period building comprised of commercial units at ground floor and residential units on the upper floors. The proposals seek to dismantle and rebuild 2 chimney stacks which are structurally unsound and leaning. The existing bricks and chimney pots would be reused to retain the original fabric of the building. These chimney stacks numbered 3 and 4 have been identified within the supporting structural report to be unsafe. The height of chimney stack 3 would be lowered from 3.86m to 3.07m and the height of chimney stack 4 would be lowered from 3.25m to 2.29m. The chimney stacks are highly visible in long views particularly from Balgore Lane and Crossways.

The Agent has stated that building regulations require that the top of the chimney must be at least the height of the roof ridge and the engineers report advises that the chimneys are a little too high and by rebuilding to a lower height will reduce any leaning in the future.

Whilst it is regrettable that the chimney stacks would be lowered by approx 0.79m and 0.96m. The proposed alterations would still preserve chimney stacks above this period building which make a positive contribution within the conservation area. This is a view shared by the Councils Conservation and Design officer who has raised no objection to the proposal.

Officers consider that a condition would ensure that the design, detailing and materials of the chimney stacks would match the existing to ensure that authentic detailing is achieved using original materials where possible. As such Officers raise no objection to the alterations.

Having regard to all of the above, the proposals would not be contrary to Local Plan policies 26

and 28.

IMPACT ON AMENITY

Local Plan 7 states that to protect the amenity of existing and future residents the Council will support developments that do not result in:

- i. Unacceptable overlooking or loss of privacy or outlook;
- ii. Unacceptable loss of daylight and sunlight; and
- iii. Unacceptable levels of noise, vibration and disturbance.

As stated above, the chimney stacks are highly visible in long views particularly from Balgores Lane and Crossways. The proposed design, materials and position of the rebuilt chimney stacks would preserve and reinstate these characteristic features (albeit at a lower height) within the streetscene, and therefore the proposals would not be detrimental to the visual amenity of the area.

Having regard to all of the above, the proposals would not be contrary to Local Plan policy 7.

HIGHWAY/PARKING

The proposals would require scaffold located to the south side of the building adjacent to the car parking area which would be subject to a separate highways application. An informative shall be attached to the decision notice to advise the Applicant of this requirement. In this respect the proposals would not have an unacceptable impact on the surrounding highway network and would not be contrary to Local Plan policy 23.

KEY ISSUES/CONCLUSIONS

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered that the objectives of the development plan have been met.

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. 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.

3. **SC10 (Matching materials)**

The existing bricks and chimney pots shall be reused where possible and all new external finishes shall be carried out in materials to match those of the existing building(s) to the satisfaction of the Local Planning Authority.

Reason:-

To safeguard the appearance of the premises and the character of the immediate area (Local Plan Policies 26 and 28).

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 Highways Informatives

Changes to the public highway (including permanent or temporary access)

- Planning approval does not constitute approval for changes to the public highway. Highway Authority approval will only be given after suitable details have been submitted considered and agreed. If new or amended access is required (whether temporary or permanent), there may be a requirement for the diversion or protection of third party utility plant or highway authority assets and it is recommended that early involvement with the relevant statutory undertaker takes place. The applicant must contact Engineering Services on 01708 433751 to discuss the scheme and commence the relevant highway approvals process. Please note that unauthorised work on the highway is an offence.

Highway legislation

- The developer (including their representatives and contractors) is advised that planning consent does not discharge the requirements of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004. Formal notifications and approval will be needed for any highway works (including temporary works of any nature) required during the construction of the development. Please note that unauthorised work on the highway is an offence.

Temporary use of the public highway

- The developer is advised that if construction materials are proposed to be kept on the highway during construction works then they will need to apply for a licence from the Council. If the developer required scaffolding, hoarding or mobile cranes to be used on the highway, a licence is required and Street Management should be contacted to make the necessary arrangements. Please note that unauthorised use of the highway for construction works is an offence.

Surface water management

- The developer is advised that surface water from the development in both its temporary and permanent states should not be discharged onto the highway. Failure to prevent such is an offence.

Authorising Officer: Neil Goate

22-02-2022