

## **OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY**

**APPLICATION NO:** P1402.22

**WARD :** Marshalls & Rise Pk

**Date Received:** 25th August 2022

**ADDRESS:** 49 Heath Drive  
Romford

**PROPOSAL:** Construct a dropped Kerb

**DRAWING NO(S):** Site Location Plan  
Block Plan

**RECOMMENDATION :** It is recommended that **planning permission be REFUSED** for the reason(s) given at the end of the report

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### **SITE DESCRIPTION**

The application site contains a 1911 Competition 2-storey detached house at the corner of Heath Drive and Reed Pond Walk. The site is located within the Gidea Park Conservation Area which in this locality predominantly comprises residential properties, although there is a Golf Course opposite the site. The site is covered by the Article 4 (Direction relating to Gidea Park Conservation Area 2015 which has withdrawn a variety of development which would otherwise be permitted.

No. 36 Reed Pond Walk directly adjacent to the rear of the application site is a Listed Building (as is No.38).

### **DESCRIPTION OF PROPOSAL**

Planning permission is sought for the formation of a dropped kerb to allow forecourt parking.

The accompanying plans are very limited in details, silent as to the impact of the proposed vehicle crossing on the existing hedges, therefore it is envisaged that the applicant is open to the Council's interpretation of the plans as submitted.

### **RELEVANT HISTORY**

ENF/309/22: Without planning permission, the formation of a hard surface in the front and side garden of the property - ENF Notice issued 22 July 2022 against Hard Surface in front garden (Gidea Park Conservation Area).

ENF Appeal ref: APP/B5480/C/22/3305882 - awaiting appeal decision.

### **CONSULTATIONS/REPRESENTATIONS**

Neighbouring properties have been notified and a site notice has been posted and a press notice published. There have been no representations received.

LBH Highways: No objections

### **RELEVANT POLICIES**

For ease of reference, the Residential Extensions and Alterations SPD will be referred as "SPD".

Gidea Park Conservation Area Article 4 Direction 2015.

Heritage Supplementary Planning Document (adopted 2011)

Chapters 12, 13, 15 and 16 of the National Planning Policy Framework (NPPF) (revised 2021).

LONDON PLAN 2021:

Policy D3

Policy T6

Policy HC1

Havering Council Local Plan (2016-31)

Policies 7 (Residential design and amenity), 24 (Parking provision and design), 26 (Urban Design), 27 (Landscaping) and 28 (Heritage Assets) of the Havering Local Plan (2016-2031) are relevant.

## **STAFF COMMENTS**

By way of background, it should be noted that there is currently an unauthorised hardstanding to the forecourt/side of the site with an Enforcement notice already served and currently under Enforcement appeal as indicated above.

The current application for a dropped kerb, though has no bearing on the front hard surface, would facilitate the use of the hard surface.

The main issues in this case are the impact of the proposal on the streetscene including the Gidea Park Conservation Area, Green Belt, the impact on neighbouring amenity and any highway and parking issues.

In accordance with the current criteria for site visits, an in-person site visit was not undertaken by the planning officer. Site photos were received from the LBH Highways officer. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

## **GREEN BELT IMPLICATIONS**

The property itself is not located within the Green Belt but the footway is on the edge of the boundary. The aerial photograph dated 2020 shows a fully soft landscaped green front and side garden area. The proposals with the existing unauthorised hardstanding front and side would be considered to be an inappropriate development in the Green Belt area and would be harmful to the Green Belt with no 'Very special circumstances, therefore fail to comply with paragraphs 147 - 150 of the NPPF 2021, therefore unacceptable.

## **CONSERVATION AREA**

The application site is located within Gidea Park Conservation Area and is one of the Class I houses constructed as part of the 1910/11 Gidea Park Exhibition. Designed by architect William Stewart to accord with the predominant Revival of Arts and Craft architectural character, No. 49 Heath Drive represents a practical suburban tenement. As an Exhibition House, it makes a significant positive contribution to the character and appearance of the Conservation Area. It also demonstrates considerable historic interest deriving from its influence as an original Exhibition House as show home for further development within the estate. With regard to the NPPF, it is considered to be Non-designated Heritage Asset owing to its historic and architectural interests.

Guidance for the Gidea Park Conservation Area indicates that mature gardens, trees and

boundary hedges form an integral part of the area's character. It further states the importance of maintain these important features.

The Residential Extensions and Alterations SPD states that boundary treatment should be retained, as this is an important character of the streetscape.

Based on the plans submitted with the application, it is not clear the relationship between the existing layout and the proposed vehicular access in terms of the existing boundary hedges. It is unclear whether there will be areas of planting left as hedges or not. It would appear that the area of planting to the right hand side of the site would be removed, in addition with the already fully hardstanding front/side of the site, this would present an appearance of a hard landscaping which would dominate views of the property from the road, resulting in a significant impact on the streetscene.

The proposals would be considered to be an unsympathetic arrangement which would further detract from the special character of the Conservation Area. Therefore, officers are of the view that the development would be harmful visually to the character of the area and would represent an erosion of the characteristics which typify the area.

It is therefore considered that the proposal would not preserve the special character and appearance the Gidea Park Conservation Area and the host property.

#### **LISTED BUILDING**

Nos. 38 (adjoining) and 36 Reed Pond Walk are two of the five Listed Buildings in the Conservation Area. As a neighbouring property, the application site clearly forms part of the setting of the Listed Buildings.

The proposed vehicle crossing would not be visible from the Listed Buildings, therefore would not be considered to have adverse impact on the setting of the Listed Buildings.

#### **IMPACT ON AMENITY**

There would be no harm to neighbouring amenity other than visual impact, due to type of development proposed.

#### **HIGHWAY/PARKING**

The proposal would not give rise to any highway/parking issues. The LBH Highways team have no objections to the proposal.

#### **KEY ISSUES/CONCLUSIONS**

Based on the information available to officers and given the extent of the existing unauthorised hard-surfacing with the potential removal of the planting area to the right of the proposed kerb, it is judged however that the extent of hard-surfacing in conjunction with the removal of areas of planting would detract from the green verdant character of the area, to the detriment of the special character and appearance of the Gidea Park Conservation Area, thus contrary to Policies 27 and 28 of the Local Plan 2021, policies D3 and HC1 of the London Plan and the NPPF 2021.

Based on the above, it is recommended that planning permission is refused.

#### **RECOMMENDATION**

It is recommended that **planning permission be REFUSED** for the following reason(s):

**1. Refusal non standard**

Based on the details submitted with the application, the proposals would be considered to be an inappropriate development in the Green Belt and would be contrary to the NPPF 2021. In addition, the potential loss of the existing hedges together with the extent of the existing unauthorised front/side hard surfacing would set an undesirable precedent, detrimental to the open and verdant character of the Gidea Park Conservation Area. The proposal would neither preserve nor enhance the character and appearance of the Gidea Park Conservation Area contrary to Policies 26, 27 and 28 of the Local Plan 2021 and Policies D3 and HC1 of the London Plan 2021, the Heritage Supplementary Planning Document (adopted 2011) and the Residential Extensions and Alterations SPD 2011.

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**1 Refusal - No negotiation ENTER DETAILS**

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: Consideration was given to seeking amendments, but given conflict with adopted planning policy, it was necessary to issue a decision as close to the statutory timeframe as possible as opposed to seeking amendments which would have significantly delayed the application.

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| <b>Authorising Officer:</b> Habib Neshat | 21-11-2022 |
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