

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0108.23

WARD: Gooshays

Date Received: 23rd January 2023

ADDRESS: Church Of Saint Thomas
Church Road
Noak Hill
Romford

PROPOSAL: Ramp to the principal entrance at south porch

DRAWING NO(S): 1613/10-E
1613/10-P
1613/11-P Rev A
1631/31-P Rev B
1631/32-P Rev B
St Thomas Noak Hill Site Plan
St Thomas Noak Hill Location Plan

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 comprises of Church Of Saint Thomas on Church Road, Noak Hill, Romford, which is Grade II listed. The application site falls within the Metropolitan Green Belt.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a ramp to the principal entrance at south porch.

RELEVANT HISTORY

P0562.87 - Construction of new building for use as hall/school room together with access road & car parking & erection of temporary building for schoolroom use until completion of permanent building (approx. 2 years) - Approved.

L0001.87 - Listed building consent - Withdrawn.

P2148.87 - Construction of new building for use as hall, school room together with access road, car parking and temporary classroom - Approved.

P0569.93 - Separate storage building for use in connection with adj church hall etc - Approved.

P0483.95 - Single storey rear extension (church hall) - Approved.

CONSULTATIONS/REPRESENTATIONS

Neighbouring occupiers were invited to comments through direct notification. In addition, a site notice was displayed adjacent to the site and the application was advertised in the local press. No letters of representation were received during the statutory consultation period.

The following comments were made by other consultees:

Heritage Advisor - No objections subject to condition requiring a schedule of the types and colour of materials to be used.

RELEVANT POLICIES

Policies 7 (Residential design and amenity), 26 (Urban Design) and 28 (Heritage) of the Havering Local Plan (2016-2031). Heritage SPD 2011.

Policies D4 (Delivering good design), HC1 (Heritage conservation and growth) and T9 (Funding transport infrastructure through planning) of the London Plan 2021 are relevant.

The National Planning Policy Framework is relevant.

MAYORAL CIL IMPLICATIONS

There is no requirement for a contribution under the CIL regulations.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site photos were provided by the agent in support of the application. 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 National Planning Policy Framework (NPPF/the Framework) attaches great importance to the Green Belt, the essential characteristics of which are its openness and permanence. The Framework states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities are required to ensure that substantial weight is given to any

harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The Green Belt implications for this proposal is limited as it is a ramp to the principal entrance at south porch of the existing church. Para 149 of the NPPF states that a Local Planning Authority should regard the construction of new buildings as inappropriate development in the Green Belt however details a number of exceptions which include at Para 149(c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

Officers do not consider, on balance, that there would be conflict with the purposes of including land within the Green Belt and more specifically the exception given at Para 149C. Accordingly there is no requirement for "Very Special Circumstances" (Para 148 of the Framework).

LISTED BUILDING

Policy 28 of the Havering Local Plan 2016-2031 requires that development conserve and enhance the significance of heritage assets at risk within the borough. More broadly any decisions relating to listed buildings and their settings and conservation areas must also address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (in particular sections 16, 66 and 72), including the requirement to have special regard to the desirability of preserving the building and its setting and any features of special architectural or historic interest which it possesses.

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 Council's heritage advisor has commented that the proposed ramp would run along the south elevation with a minor cluttering impact upon its aesthetics. There is also an impact on the historic fabric of the porch. However, it is considered that the proposal would not diminish the special interest or harm its setting.

Furthermore, the proposal is for wheelchair access to the church and does not contradict the desirability of sustaining and enhancing the significance of the listed building but reinforces viable use that is consistent with the long-term conservation of the heritage asset.

The proposed materials i.e. bricks, and coping stones to match the existing building, painted wrought iron handrails and resin bonded gravel surface, are considered acceptable. No objection is raised.

The Heritage Advisor has stated to avoid any ambiguity, it is recommended a condition requiring a schedule of the types and colour of the materials to be used is submitted to and agreed by the local planning authority in writing prior to their first use on site.

Consequently in the opinion of officers the current submission is considered to comply with Local Plan Policy 28, the guidance contained within the NPPF and Planning (Listed Buildings and Conservation Areas) Act 1990.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The National Planning Policy Framework states that Green Belts should seek to retain and enhance landscapes and visual amenity.

Policy 26 of the HLP outlines that new development provides the opportunity to enhance the character of an area to create a positive sense of place by reinforcing, repairing and adding to the positive aspects of the built environment.

Fundamentally officers consider that the proposal would not unacceptably impact on the Grade II listed Church of St Thomas. The Church is well removed from the road known as Church Road. There would be no street-scene or public realm views which would be unacceptable. No objections are made to the visual impacts of the proposal.

IMPACT ON AMENITY

Policy 7 of the Havering Local Plan 2016-2031 (HLP) states that planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of sunlight/ daylight, overlooking or loss of privacy, noise, vibration and disturbance to existing and future residents.

There are no residential dwellings which would be adversely impacted by the proposal due to Church's location.

HIGHWAY/PARKING

No highways or parking issues would arise as a result of the proposal.

KEY ISSUES/CONCLUSIONS

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

RECOMMENDATION:

It is recommended that **planning permission be GRANTED** subject to the following condition(s)

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 Materials (details no samples)

Before the external alterations hereby permitted are commenced and the proposed ramp is installed, a schedule of the types and colour of the materials to be used for the proposed development shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of a written specification prior to commencement of the development to ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policies 26 and 28 of the Havering Local Plan.

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:-

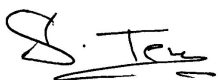
For the avoidance of doubt and to ensure that the development is carried out as approved.

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.

Authorising Officer:



Suzanne Terry

23rd March 2023