

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1921.22

WARD: St Edwards **Date Received:** 24th November 2022

ADDRESS: 5 Park End Road
Romford

PROPOSAL: New single storey Sacristy extension to the side of the existing church

DRAWING NO(S): 8963/350 Revision P1
8963/351 Revision P1
8963/352 Revision P2
8963/353 Revision P1
8963/354 Revision P3

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 St Edward the Confessor Catholic Church, which is Grade II listed, the Presbytery to the Church, and two church halls at 5 Park End Road, Romford. The site located between Church Lane, St Edwards Way and Park End Road. The main pedestrian access is from Park End Road, whilst vehicular access is mainly from Church Lane, with a smaller entrance of Park End Road. There is a Cedar tree located to the north west of the site (SHA T9), which is subject to a Tree Preservation Order - TPO 6/92.

DESCRIPTION OF PROPOSAL

Planning permission is sought for a new single storey Sacristy extension to the side of the existing church.

RELEVANT HISTORY

Q0335.22	Discharge of condition 2 from L0014.21 Awaiting Decision
Q0304.22	Discharge of conditions planning application P2457.21 Conditions(s) Condition 13
	ALL DECISIONS ISSUED
	06-12-2022

Q0267.22	Discharge of Conditions 11 & 12 of P2457.21 - Awaiting Decision
Q0302.22	Discharge of conditions 2 & 3 of L0014.21 ALL DECISIONS 10-11-2022 ISSUED
T0074.22	T1 - Blue Atlas Cedar - Reduce height by approx. 3 metres and the sides by approx. 2 - 3 metres. The Cedar tree has been reduced previously and is situated next to a grade 2 listed Church. It also overhangs the pavement and it is on this side where the tree has recently had limbs split out due to storm Eunice. I would recommend the following works to prevent limbs failing in the near future. Tree Work App + Cond 29-06-2022
Q0006.22	Discharge of condition 4 from P1752.21 ALL DECISIONS 24-03-2022 ISSUED
P2457.21	To demolish the existing St Edward RC Hall and existing double garage to allow new extensions to the church hall and rear of the existing church with associated external works including the retention and re-use of the existing bunker/garage with new driveway, external alterations, boundary treatments and gates, external lighting, hardstanding, widened vehicle entrance, revised car parking layout, landscaping and refuse & cycle storage Apprv with cons 29-06-2022
L0014.21	Listed Building Consent to demolish the existing St Edward RC Hall and existing double garage to allow new extensions to the church hall and rear of the existing church with associated external works including the retention and re-use of the existing bunker/garage with new driveway, external alterations, boundary treatments and gates, external lighting, hardstanding, widened vehicle entrance, revised car parking layout, landscaping and refuse & cycle storage Apprv with cons 29-06-2022
L0011.21	Listed building consent for Part two storey, Part single storey demolition of 20th Century extension to Grade II Parish building, including external alterations, 2 no. windows, external doors and boundary treatment. Apprv with cons 24-11-2021
P1752.21	Part two storey, Part single storey demolition of 20th Century extension to Grade II Parish building, including external alterations, 2 no. windows, external doors and boundary treatment. Apprv with cons 24-11-2021
P1532.15	Remove existing peripheral containment walls and replace with a dwarf wall with concrete coping and with black metal railings mounted above, plus the erection of a new replacement garage. Apprv with cons 24-03-2016

P0182.14	Remove existing peripheral containment and replace with a dwarf wall with pc concrete coping with black metal railings mounted above
	Withdrawn 27-01-2015
T0110.06	received emailed application for work to Cedar tree covered by Tree Preservation Order 6/92
	Approve no cons 17-08-2006
P0422.92	Change of use of outbuilding to office and construct pitched roof
	Apprv with cons 03-07-1992

CONSULTATIONS/REPRESENTATIONS

286 Neighbouring properties were notified of the proposal at the application site. No letters of representation were received.

StreetCare Department - No domestic waste associated with this application. The business should have a suitable waste collection/contract to meet the requirements of the business.

The Highway Authority was consulted, but no response was received.

Historic England (Archaeology) - The planning application lies in an area of archaeological interest. The significance of the asset and scale of harm to it is such that the effect can be managed using a planning condition. Recommend a pre-commencement condition regarding a written scheme of investigation (WSI) and an informative if minded to grant planning permission. Detailed comments are covered elsewhere in this report.

The Council's Public Protection Department was consulted, but no comments were received. For previous applications P2457.21 and L0014.21, there were no comments in relation to contamination.

Place Services (Heritage) was initially not supportive of the proposal. However, following the submission of a Heritage Statement, have advised there is no objection to the proposal. The proposed location is also supported by the HCC, so there is no objection to permission being granted. Recommend two conditions regarding a schedule of the types and colours of the materials to be used in the external finishes and additional drawings that show details of proposed new windows, sills and parapet copings to be used at scales between 1:20 and 1:1 as appropriate to be submitted to and approved in writing by the Local Planning Authority prior to their installation on site if minded to grant planning permission.

Place Services (Arboriculture) - No comments regarding this application for the sacristy extension. Recommend two non-dischargeable conditions regarding the protection of trees if minded to grant planning permission. Detailed comments are covered elsewhere in this report.

RELEVANT POLICIES

Policies 7 (Residential design and amenity), 16 (Social infrastructure), 24 (Parking provision and design), 26 (Urban Design), 27 (Landscaping), and 28 (Heritage assets) of the Havering Local Plan

(2016-2031) as well as the Havering Community Infrastructure Levy Charging Schedule is relevant.

Policies D2 (Delivering good design), G7 (Trees and woodlands), HC1 (Heritage conservation and growth), S1 (Developing London's social infrastructure), T5 (Cycling), T6 (Car parking), T6.4 (Hotel and leisure uses parking) and T9 (Funding transport infrastructure through planning) of the London Plan 2021 are relevant.

The National Planning Policy Framework is relevant.

MAYORAL CIL IMPLICATIONS

The single storey Sacristy extension has a gross internal area of 11.6 square metres. As such, the proposal is not liable for Mayoral or Havering CIL.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was undertaken. Site photos 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 report covers the principle of development, impact of the development in the street scene, the impact on the amenities of neighbouring properties, highway and parking, archaeology and trees.

PRINCIPLE OF DEVELOPMENT

Policy 16 (Social infrastructure) of the Havering Local Plan states that: The Council will work with infrastructure providers to support the provision of essential new services and improvement of existing facilities in Havering alongside residential development. The Council will make sure that new and existing residents will have access to a range of social infrastructure facilities by:

- i. Supporting proposals for new and extended social infrastructure provided they:
 - a. Are accessible by public transport and active travel;
 - b. Are located within the community that they are intended to serve and incorporate an inclusive design;
 - c. Do not adversely impact on residential character and amenity;
 - d. Ensure highway safety, especially in regards to pedestrians and cyclists;
 - e. Explore the possibility to co-locate, in multiuse buildings with complimentary services; and
 - f. Are provided in flexible, adaptable and 'healthy' buildings.

It is considered that the proposed single storey Sacristy extension is acceptable in principle.

LISTED BUILDING

It is considered that the proposed Sacristy extension would not adversely affect the listed building or

the streetscene, as it's single storey and it has a flat roof, which minimise its bulk and it would integrate satisfactorily with the Grade II listed St Edward the Confessor Catholic Church. During the course of the application, a Heritage Statement was submitted and following the submission of this, the Council's heritage advisors raise no objection to the proposal and recommend two conditions regarding a schedule of the types and colours of the materials to be used in the external finishes and additional drawings that show details of proposed new windows, sills and parapet copings to be used at scales between 1:20 and 1:1 as appropriate to be submitted to and approved in writing by the Local Planning Authority prior to their installation on site if minded to grant planning permission. These conditions will be imposed to protect the character and appearance of the Grade II listed building.

IMPACT ON AMENITY

It is considered that the proposed single storey Sacristy extension would not adversely affect residential amenity, as it is single storey, has a flat roof, which minimises its bulk and would be well separated from neighbouring properties. It is considered that the proposal would not create any undue overlooking or loss of privacy.

HIGHWAY/PARKING

The site lies in an area that has a Public Transport Access Level (PTAL) of 5 and is within walking distance of Romford Town Centre, which has rail and bus transport links. There is a bus stop in St Edwards Way, which is adjacent to the southern boundary of the site. There are CPZ's in the vicinity of the site. The proposal would not affect the car parking provision within the site.

Details of refuse and cycle storage have previously been secured by condition under planning application P2457.21. The proposed extension raises no material issues in this regard.

TREES

There is a Cedar tree located to the north west of the site (SHA T9), which is subject to a Tree Preservation Order - TPO 6/92.

The Council's arboricultural advisors have no specific comments to add to this application for the sacristy extension. The development would be outside of the RPA of the Deodar tree and would not have any direct or indirect impacts. The only potential issue would be the timing of the works, which would need to coincide with the protective fencing outlined in Q0304.22 in being in position. It is likely that all works will be undertaken at the same time, but to ensure that the RPA is protected, it is recommended that there is a non-dischargeable condition for the protection of the trees. This would ensure that the fencing as outlined in Q0304.22 would remain for the works to be undertaken through P1921.22, if the timing of these works were different. The applicant would not be required to submit any further information and the protection measures included within the report as already produced would be sufficient in fulfilling the requirements of this condition. The arboricultural officer recommends two non-dischargeable conditions regarding the protection of trees if minded to grant planning permission and these will be imposed to protect the Cedar Tree, which is subject to a Tree Preservation Order.

ARCHAEOLOGY

Historic England was consulted and provided the following comments: The planning application is in an area of archaeological interest. The church and its complex are of heritage significance for reasons that include that St Edward the Confessor was one of the first Catholic churches to be built in England after the Reformation. It is recommended that the borough seek advice from its conservation advisors on the built heritage aspects of the scheme.

The site also lies both on the edge of the medieval core of Romford and also within the projected extent of the Roman town, as well as just south of the corridor of the London to Colchester Roman road, which cuts through the Church Lane Estate.

The site also borders St Edwards Way. Construction of this road in the 1970s was archaeologically monitored and various medieval and post-mediaeval features are recorded along this stretch. Roman material and further mediaeval activity was also found opposite the site as part of excavations in advance of the construction of Romford Shopping Mall and the multi-storey car park opposite, twenty years ago.

A planning condition has been advised and secured on the wider redevelopment of the site, reference P2457.21. This requires archaeological evaluation as a first step. If that archaeological evaluation encounters significant remains, then it is recommended that his extension scheme includes a condition that would allow any follow up Stage 2 work to also investigate the additional harm created by this new sacristy. If no remains of significance are encountered in the evaluation, then English Heritage would be content for the condition advised here to be deemed satisfied without further submissions.

The significance of the asset and scale of harm to it is such that the effect can be managed using a planning condition. English Heritage recommend a pre-commencement condition regarding a written scheme of investigation (WSI) and an informative if minded to grant planning permission and this will be imposed to conserve the archaeological interest on the site.

KEY ISSUES/CONCLUSIONS

Having regard to all relevant factors and material planning considerations Staff are of the view that this proposal would be acceptable. Staff consider that the proposal would integrate satisfactorily with the Listed Building and the streetscene and would not result in material harm to residential amenity. The proposal is considered to be acceptable in all other respects and it is therefore recommended that planning permission be granted subject to conditions.

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 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 Archaeology (Pre Commencement Condition)

No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the Local Planning Authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

B. Where appropriate, details of a programme for delivering related positive public benefits.

C. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To conserve the archaeological interest on the site and in order that the development accords with Policy 28 of the Havering Local Plan and Policy HC1 of the London Plan.

4 Protection of trees 1

During construction of the development hereby permitted, the tree(s) located at 5 Park End Road Romford RM1 4AT shall not be lopped or felled without the written consent of the Local Planning Authority.

Reason: In order to maintain the existing vegetation at the site, which makes an important contribution to the character of the area, and to accord with Policy 27 of the Havering Local Plan.

5 Protection of trees 2

During construction of the development hereby permitted, any trees within or near to the site shall be protected in accordance with the requirements of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction'. The protection measures shall be implemented prior to any below ground works and shall be retained for the entire period of the duration of any work at the site, in connection with the development hereby permitted.

Reason: In order to maintain the existing vegetation at the site, which makes an important contribution to the character of the area, and to accord with Policy 27 of the Havering Local Plan.

6 Materials

Prior to above ground works, a schedule of the types and colour of the materials to be used in the external finishes shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

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 above ground works will 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.

7 Additional drawings

Prior to their installation on-site, additional drawings that show details of proposed new windows, sills and parapet copings to be used at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved in writing by the Local Planning Authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

Reason:-Insufficient information has been supplied with the application to judge the appropriateness of the new windows, sills and parapet copings to be used. Submission of additional drawings that show details of proposed new windows, sills and parapet copings to be used prior to their installation will 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.

INFORMATIVES

1 Approval following revision

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework, improvements required to make the proposal acceptable were negotiated with LAP Architects via email on 26th January 2023. The revisions involved the submission of a Heritage Statement. The amendments were subsequently submitted on 21st February 2023.

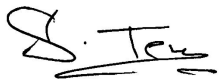
2 Non Standard Informative 1

The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

3 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:

A handwritten signature in black ink, appearing to read 'S. Terry', with a horizontal line underneath.

Suzanne Terry

31st March 2023