

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0267.23

WARD: St Edwards **Date Received:** 15th February 2023

ADDRESS: 5 Park End Road
Romford

PROPOSAL: Variation of Condition No. 4, 5 and 6 of Planning Permission Ref P2457.21 dated 29/06/2022 to allow for amendment to proposed landscaping and boundary treatment and amend condition wording. (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).

DRAWING NO(S): 8963/01
8963/360 Revision P2
200485-CON-XX-00-DR-C-1001 Revision C01
8963/361 Revision P1

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, which is subject to a Tree Preservation Order - TPO 6/92.

DESCRIPTION OF PROPOSAL

The application seeks consent for the variation of conditions No.'s 4, 5 and 6 of Planning Permission Ref P2457.21 dated 29/06/2022 to allow for amendment to proposed landscaping and boundary treatment and amend condition wording. (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).

Condition 4 (landscaping) of P2457.21 states: "Prior to the first use of the extensions hereby approved, the scheme of hard and soft landscaping shall be implemented in accordance with Drawing No.'s GUA-DR-L-001 Revision P04 and GUA-SK-L-002 Revision P02. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority.

Reason: To ensure that the development achieves a satisfactory level of landscape quality".

Condition 5 (boundary treatments) of P2457.21 states: "Prior to the first use of the extensions hereby approved, the boundary treatments shall be carried out in accordance with Drawing No.'s 8963/22 Revision P1, GUA-DR-L-001 Revision P04 and GUA-SK-L-002 Revision P02 and retained permanently thereafter to the satisfaction of the Local Planning Authority.

Reason: To protect the visual amenities of the development and prevent undue overlooking of adjoining property".

Condition 6 (external lighting) of P2457.21 states: "Notwithstanding the details on the approved plans and prior to above ground works, a site layout plan and a LUX plan showing the proposed external lighting (including beam orientation, luminaire type, mounting height, aiming angles and luminaire profiles), shall be submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed, maintained and operated in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the environment and local residents from light pollution".

The application form states that for conditions 4 & 5, the external hard/soft landscaping and boundary treatment has now been simplified due to a lack of funds and therefore, the landscape drawings originally submitted need to be substituted.

Condition 6 (external lighting) - wording of the condition to be amended from "Notwithstanding the details on the approved plans and prior to above ground works". To now read: "Notwithstanding the details on the approved plans and prior to installation".

RELEVANT HISTORY

q0080.23	Discharge of conditions 8 & 9 from P2457.21 ALL DECISIONS 12-06-2023 ISSUED
Q0073.23	Discharge of conditions 3 & 6 of P1921.22 Awaiting Decision
P1921.22	New single storey Sacristy extension to the side of the existing church Awaiting Decision
Q0304.22	Discharge of conditions planning application P2457.21 Conditions(s) Condition 13

	ALL DECISIONS	06-12-2022
	ISSUED	
Q0267.22	Discharge of Conditions 11 & 12 of P2457.21 - Awaiting Decision	
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
P0625.07	Variation of condition No. 5 of P0460.03 (complete accordance with plans) to enable proposed phased development	
	Apprv with cons	22-05-2007
P1044.99	Single storey building attached to vestry to provide meeting hall & counselling/ education facilities	

CONSULTATIONS/REPRESENTATIONS

The application was advertised by way of a site notice and in the local press as development which relates to a listed building. Neighbour notification letters were sent out to 10 properties. No letters of representation were received.

Historic England - As we didn't impose conditions on the original consultation, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions.

Historic England (GLAAS) was originally consulted and advised that the development could cause harm to archaeological remains and field evaluation is needed to determine appropriate mitigation. However, although the NPPF envisages evaluation being undertaken prior to determination, in this case consideration of the nature of the development, the archaeological interest and/or practical constraints are such that it is considered that a two-stage archaeological condition could provide an acceptable safeguard. This would comprise firstly, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation. GLAAS originally recommended a pre-commencement condition regarding a stage 1 written scheme of investigation (WSI) and an informative if minded to grant planning permission and following some correspondence, this condition is no longer required. Detailed comments are contained elsewhere in this report.

Place Services (Heritage) - No objection. Detailed comments are contained elsewhere in this report.

Place Services (Arboriculture) was consulted and detailed comments are contained elsewhere in this report.

Public Protection Department - None of the variations to P2457.21 have issues which Environmental Health would comment on, so there are no objections to this application.

The Highway Authority was consulted, but no response was 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.

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 proposal is not liable for CIL, as it relates to conditions 4 (landscaping), 5 (boundary treatments) and 6 (external lighting) of planning application P2457.21.

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 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.

During the course of the application, the Case Officer contacted the agent and requested details of soft landscaping and scaled elevations of the brick piers, queried if the York stone flags are permeable and if not, what provision has been made for surface water run-off and requested the cycle storage details to be deleted, as condition 9 (cycle storage) will need to be discharged separately. In response, the agent submitted a revised proposed site plan on 3rd April together with two additional plans with the details of the drainage provision made for surface water and scaled elevations of the brick piers. The agent confirmed that there is no soft landscaping proposed as part of this application. It was not deemed necessary to re-consult neighbouring properties, as drainage within the site would not adversely affect neighbouring amenity and the new brickwork piers would match existing ones. In addition, it is noted that no letters of representation had been received.

PRINCIPLE OF DEVELOPMENT

Planning permission was granted under application 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.

This proposal to vary the conditions does not affect the in principle acceptability of the scheme.

DESIGN/IMPACT ON STREET/GARDEN SCENE

In contrast with planning application P2457.21, there is no soft landscaping proposed as part of this application. The size of the piazza has been reduced and its engraved central feature flags have been deleted. The piazza would comprise of Yorkstone flags in buff and grey. The agent has advised that the Yorkstone flags are not permeable, so channel drains are proposed and a drainage layout plan has been submitted. The hardstanding would comprise of a new tarmac surface

following the demolition of the church hall and the existing tarmac would be re-planned and patch repaired as required. The parking spaces would be painted white lined. A compliance hard landscaping condition will be imposed for this application.

With regard to condition 5, the existing boundary walls/fencing would be retained as existing. The existing access would be removed and infilled with brickwork to match the existing wall approximately 1 metre high. The existing vehicle entrance is to be widened and new brickwork piers would be constructed in brickwork to match the existing ones.

It is considered that removing the soft landscaping would have a negative impact on the proposal, although it is recognised that the external hard/soft landscaping and boundary treatment has been simplified due to a lack of funds. Taking this factor into account, it is considered that the changes to the hard and soft landscaping would not be materially harmful to the Grade II listed building, including its setting, and the character and appearance of the streetscene.

The Council's heritage advisor has advised that there is no objection to the amended simplified landscape and boundary treatment proposed. The application also seeks to amend Condition 6 attached to the original approval regarding the external lighting layout. It is not considered that the approval of such detail at a later stage rather than prior to above ground works would not have any heritage implications. So, no objection is raised.

It is considered that altering the wording of condition 6 (external lighting) from "Notwithstanding the details on the approved plans and prior to above ground works", to read: "Notwithstanding the details on the approved plans and prior to installation" is acceptable and this will be amended accordingly for this application.

Condition 11 (Construction methodology) and 12 (Archaeology) of P2457.21 were discharged in part under application Q0267.22. A compliance condition regarding construction methodology will be imposed for this application.

Conditions 8 (refuse and recycling) and 9 (cycle storage) were discharged in part under application Q0080.23 and compliance conditions will be imposed regarding these.

Conditions 4, 5 and 6 will be amended as part of this application. The remaining conditions (No.'s 1 - time limit, 2 - accordance with plans, 3 - parking provision, 7- vehicle access and 10 - hours of construction) of P2457.21 will be re-imposed.

IMPACT ON AMENITY

It is considered that the changes to the landscaping and boundary treatments and altering the wording of condition 6 (external lighting) would not adversely neighbour amenity, as the site is well separated from neighbouring properties.

HIGHWAY/PARKING

It is considered that the variation of conditions 4, 5 and 6 would not create any parking or highway issues. Conditions 3, 7 and 9 regarding parking provision, vehicle access and cycle storage

respectively were imposed for P2457.21 and these will be re-imposed for this application.

TREES

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

The original proposed site plan showed a new surface infill to be cellweb tree root protection system adjacent to the Cedar tree. The Council's arboricultural advisor was originally consulted regarding the landscaping and in particular, if the new surface infill to be cellweb tree root protection system would adversely affect the Deodar cedar tree -TPO 6/92. The advice received was that in general cellweb tree root protection systems are used when no excavations can take place within a trees Root Protection Area and they generally form a part of the sub base for hard surfacing. It is unclear from the attached plan as to why the applicant would wish to place cellweb in this location and so close to the stem of the tree. The building marked as to be removed on the attached proposed plan does not show any replacement buildings or car parking to be in this position. If there is no need for cellweb to be installed prior to the subbase of a structure/outbuilding/car park space, it is considered that this should not be accepted within the variation.

The agent subsequently altered the siting of the new surface infill to be cellweb tree root protection system and submitted a revised proposed site plan (Drawing No. 8963/360 Revision P3) on 10th May 2023. Following re-consultation with the arboricultural advisor, it was confirmed that the cellweb infill would be sufficient to ensure the protection of the trees soil rooting environment and not lead to adverse impacts to the soil environment through the proposed development.

Condition 13 (Arboricultural Impact Assessment) was imposed for P2457.21 and this was discharged in part under Q0304.22. A compliance condition regarding the Arboricultural Impact Assessment will be imposed for this application.

ARCHAEOLOGY

Historic England (GLAAS) was originally consulted and provided the following comments: 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 advisers on the built heritage aspects of the scheme. The site also lies both on the edge of the mediaeval 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 Land Estate. The site also borders St Edward's Way. Construction of this road in the 1970s was archaeologically monitored and various mediaeval 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 Hall and the multi-storey car park opposite, twenty years ago.

GLAAS originally advised that the development could cause harm to archaeological remains and field evaluation is needed to determine appropriate mitigation. However, although the NPPF envisages evaluation being undertaken prior to determination, in this case consideration of the

nature of the development, the archaeological interest and/or practical constraints are such that it is considered that a two-stage archaeological condition could provide an acceptable safeguard. This would comprise firstly, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation. GLAAS originally recommended a pre-commencement condition regarding a stage 1 written scheme of investigation (WSI) and an informative if minded to grant planning permission to safeguard the archaeological interest on this site.

Condition 12 (Archaeology) of P2457.21 was discharged in part under application Q0267.22. Therefore, the Case Officer contacted GLAAS to verify if a pre-commencement archaeology condition was still required for this application. GLAAS advised that they are "content that no further archaeological work is merited at this site. Although trenching in the spring under the extant planning condition found the footings of the nineteenth century Sunday School and an undated, but probably also C19th, pit - the remains are not of significance to trigger any further work or a condition on any new application here". Therefore, it is not necessary to impose a condition regarding archaeology for this application.

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 shall be begun no later than three years from the date of the planning application P2457.21 dated 29/06/2022.

Reason: To comply with the provisions of section 92 of the Town and Country planning Act 1990 (as amended).

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 SC06 (Parking provision)

Prior to the first use of the extensions hereby approved, the area set aside for car parking shall be laid out and surfaced to the satisfaction of the Local Planning Authority and retained permanently thereafter for the accommodation of vehicles visiting the site and shall not be used for any other purpose.

Reason:-

To ensure that car parking accommodation is made permanently available to the standards adopted by the Local Planning Authority in the interest of highway safety.

4 Landscaping

Prior to the first use of the extensions hereby approved, the scheme of hard landscaping shall be implemented in accordance with Drawing No.'s 200485-CON-XX-00-DR-C-1001 Revision C01 and 8963/360 Revision P3.

Reason: To ensure that the development achieves a satisfactory level of landscape quality.

5 Boundary treatments

Prior to the first use of the extensions hereby approved, the boundary treatments shall be carried out in accordance with Drawing No.'s 8963/360 Revision P3 and 8963/361 Revision P1 and retained permanently thereafter to the satisfaction of the Local Planning Authority.

Reason: To protect the visual amenities of the development and prevent undue overlooking of adjoining property.

6 External lighting

Notwithstanding the details on the approved plans and prior to installation, a site layout plan and a LUX plan showing the proposed external lighting (including beam orientation, luminaire type, mounting height, aiming angles and luminaire profiles), shall be submitted to and approved in writing by the Local Planning Authority. The external lighting shall be installed, maintained and operated in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the environment and local residents from light pollution.

7 Vehicle access

Prior to widening the existing access in Church Road, Romford the developer or contractor must enter into s278 Highways Agreement of the Highways Act 1980 (as amended) to allow changes to the maintained highway to be made in pursuance of the planning consent.

Reason: In the interests of ensuring good design and ensuring public safety and to comply with Policies 23 and 24 of the Havering Local Plan.

8 SC58 (Refuse and recycling)

Prior to the first use of the extensions hereby approved, the proposed refuse and recycling facilities shall be implemented in accordance with the details previously approved under application Q0080.23 and be permanently retained thereafter.

Reason: To protect the amenity of the locality generally and ensure that the development accords with Policy 35 of the Havering Local Plan.

9 SC59 (Cycle Storage)

Prior to the first use of the extensions hereby approved, cycle storage shall be implemented in accordance with the details previously approved under application Q0080.23 and be

permanently retained thereafter.

Reason: In the interests of providing a wide range of facilities for non-motor car residents and sustainability.

10 SC62 (Hours of construction)

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason:-

To protect residential amenity.

11 Construction methodology

The proposed development shall be implemented in accordance with the Construction Environment Management Plan Revision B for Extensions & Alterations to St Edward the Confessor RC Church, 5 Park End Road, Romford for The Brentwood Roman Catholic Diocese, as previously approved under application Q0267.22.

Reason: To ensure that the method of construction protects residential amenity.

12 Arboricultural Method Statement

The proposed development shall be implemented in accordance with the Arboricultural Method Statement Report dated October 2022 (Reference SHA 1423), including any recommendations, as previously approved under application Q0304.22.

Reason:-

Reason: To ensure that the preserved tree on site will be adequately protected during construction.

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 20th & 26th April 2023.

The revisions involved removing the cycle storage, air source heat pumps, refuse/recycling, providing scaled elevations of the brick piers, detailing the provision for surface water run-off and clarifying the hard landscaping scheme.

The amendments were subsequently submitted on 3rd April and 10th May 2023.

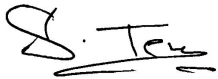
2 Fee Informative

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.

3 Non Standard Informative 1

The applicant is advised that all proposed boundary treatments shall be located within the boundaries of the site.

Authorising Officer:

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

Suzanne Terry

3rd August 2023