

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: F0010.23

WARD: St Edwards **Date Received:** 5th December 2023

ADDRESS: 47 BROOKLANDS ROAD
ROMFORD

PROPOSAL: Prior approval request for the proposed demolition of a single dwelling house

DRAWING NO(S): Notice of demolition works to neighbours
Method Statement

RECOMMENDATION: It is recommended that **Prior Approval is Given**

SITE DESCRIPTION

This application relates to a two-storey detached dwelling. It is neither listed, nor within a Conservation Area.

DESCRIPTION OF PROPOSAL

Prior Approval under Part 11, Class B of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order (2015) is sought for the demolition of a single dwelling house at 47 Brooklands Road, Romford.

The demolition of the building would facilitate a future development approved under planning reference P1551.22, awaiting implementation.

The approval under the permission includes the demolition of the existing building, the subject of this application.

RELEVANT HISTORY

P1551.22 Demolition of Two storey, 3-bed detached house with garage. Construction of 2 x Two storey semi-detached 4-bed dwellings with integral garages, associated parking, and amenity space - Approved 26-06-23.

CONSULTATIONS/REPRESENTATIONS

A Site Notice has been displayed at the site for 21 days by the applicant in connection with the requirements of Part 11, Class B(B.2) of the GPDO. No direct neighbour notification is required.

The Highway Authority and Environmental Health have been consulted, however, no response has been received.

RELEVANT POLICIES

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B.

Under the Town and Country Planning Act (1990) demolition may only require planning permission if it is of a form that constitutes "development" under Section 55 or "relevant demolition" under section 196D of the Act.

Where the proposed demolition works would be to a building that is not within a conservation area; not Listed; not a gate or fence; however would be greater than 50 cubic metres, then the proposed demolition would constitute "development" but not "relevant demolition". The currently proposed demolition works would fall under this definition. Part 11, Class B of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order (2015) (as amended) allows these works (demolition that is development) to be considered under the Prior Approval scheme.

STAFF COMMENTS

Under Schedule 2, Part 11 Class B, prior approval for demolition can be submitted for formal consideration by the local planning authority (LPA). The LPA then has 28 days to determine the application in keeping with the conditions of the legislation.

The proposed demolition works comply with the provisions under the relevant Class. Although no comments have been received from the Environmental Health Officer or the Highway Officer the application has been extensively supported by supplementary documents.

The documents set out the manner of demolition, access arrangements, post demolition condition and management with how the effect on air quality and dust is monitored.

The subject building is a residential, brick and tile building. It is considered that the building do not hold architectural value of significance to withhold their demolition. Whilst there might be an element of local character importance within the wider area, it is considered the loss to not be untoward to the area.

In respect of amenity the working hours for the demolition works would be within 08:00 - 17:00 Monday-Friday and Saturday 08:00 - 13:00. No working on Sundays or public holidays is permitted.

Erect visible and clear signage indicating the demolition site prior to demolition and retained post demolition. This would maintain security in addition to the proposed robust site security measures to prevent unauthorized access.

Turning to the effect on the highway, given the location of site fronting a highway, and the scale of works involved, it would not be considered to have significant adverse impact on the local road

network. The Council's highways team have raised no concerns.

Although no comments have been received from the Environmental Health team, it is considered expedient to attach a condition to require the submission of a remediation strategy should any unexpected contamination be encountered during the demolition process in the interests of public safety.

In addition, given that details of how the existing mature trees in the garden would be protected have not been provided, it is expected that the trees though not protected but considered to form part of the character of the area and would need to be protected during the demolition works. Therefore, a condition requiring the protection details would be achieved via an appropriate condition if minded to approve.

KEY ISSUES/CONCLUSIONS

It is recommended that Prior Approval is Granted.

RECOMMENDATION:

It is recommended that **Prior Approval is Given**

1 Non Standard Condition 1 (Pre Commencement Condition)

The development must be carried out within a period of 5 years from the date of this approval.

Reason: To comply with the terms of Class B2 (ix)(aa), Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015.

2 Non Standard Condition 2 (Pre Commencement Condition)

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plan(s) listed below:

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

3 Non Standard Condition 3 (Pre Commencement Condition)

If, during development, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the local planning authority. The remediation strategy shall be implemented as approved.

Following completion of the remediation works as mentioned in (a) above, a 'Verification Report' must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

Reason: To ensure that any previously unidentified contamination found at the site is investigated and satisfactorily addressed in order to protect those engaged in construction and occupation of the development from potential contamination.

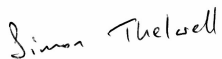
4 Non Standard Condition 30 (Pre Commencement Condition)

No demolition, excavation or site clearance shall take place until a scheme for tree protection measures (both above and below ground) to be implemented during the demolition and site clearance period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

The demolition and site clearance shall thereafter be carried out in strict accordance with the protection measures contained within the duly approved scheme throughout the entirety of the construction period.

Reason: To ensure that adequate measures are put in place to protect existing trees.

Authorising Officer:



Simon Thelwell

29th December 2023