

5<sup>th</sup> February 2024

Planning Department  
London Borough of Havering  
Town Hall  
Main Road  
Romford  
RM1 3BB

Dear Sir / Madam

**TOWN AND COUNTRY PLANNING ACT 1990**  
**NEW CITY COLLEGE, WINGLETYE LANE, HORNHURCH, RM11 3TB**

I am instructed by New City College to submit to you the enclosed planning application in respect of its Sixth Form Centre on Wingletye Lane, Hornchurch for:

*"Installation of new mechanical plant and relocation of existing mechanical plant on to the roof of Berners Lee 1, insertion of a door on the southern elevation of Berners Lee 2 and erection of acoustic screen."*

Accordingly, please find enclosed the following documents:

1. Completed Planning application form and Certificate A
2. Site Location Plan
3. Plans prepared by Turo Architects as follows:
  - Existing Roof Plan 23043/TUR/1/RF/DR/AR/13101/S3/P02
  - Existing Elevations 23043/TUR/1/XX/DR/AR/13301/S3/P02
  - Proposed Roof Plan 23043/TUR/1/RF/DR/AR/13100/S3/P03
  - Proposed Elevations 23043/TUR/1/XX/DR/AR/13300/S3/P03
4. Plant Noise Assessment Report prepared by Stroma Built Environment

The planning application fee of £578, plus the administration fee of £64 to the Planning Portal, totalling £642 has been paid online.

**Site and Surroundings**

The subject site is within the campus of New City College's Sixth Form Centre, located to the east of Wingletye Lane, Hornchurch. The campus is bound to the south by Upminster Road and to the east by The Walk.

The planning application relates to the Berners Lee building at the campus which was constructed in phases between 2016 and 2019. It comprises a part two/part three storey building providing classroom accommodation for the Sixth Form Centre.



Figure 1: Berners Lee Phase 1 (two storey) and Phase 2 (three storey)

An extension comprising 670 sq m of additional classroom space is proposed to the south side of the building, for which a certificate of lawfulness was granted in November 2023 (D0419.23). This will comprise the third phase of Berners Lee 3 (BL3) and construction of this element will commence in spring 2024.



Figure 2: Aerial view of Wingletye Lane Campus and location of Berners Lee 1, 2 and 3

To clarify, the proposed extension does not form part of this planning application as it will be constructed under permitted development.

Berners Lee 1 is located some 30m from the boundary of the campus. In addition, residential properties on Wingletye Lane and Upminster Road which border the site have long back gardens extending some 20 - 25m, with intervening landscaping.



Figure 3: Caretaker's House and rear of dwellings on Wingletye Lane (far right)



Figure 4: Drury Falls Building. Single storey part to be demolished under separate consent.  
Existing Ground level condenser units to be relocated onto the roof of BL1

Existing condenser  
units to be  
relocated on to  
roof of BL1



Figure 5: Car park with rear of dwellings on Upminster Road beyond

## Proposed Development

The proposed development comprises the installation of mechanical plant on the roof of Berners Lee 1 (BL1). The proposed plant will support the existing and proposed operation of Berners Lee and comprises two elements:

- (i) Relocation of existing plant located at Ground Floor level adjacent to the Drury Falls building: 3 x Toshiba units
- (ii) New plant to support Berners Lee 3: 2 x Mitsubishi units

Existing plant on the roof of BL1 will remain in place.

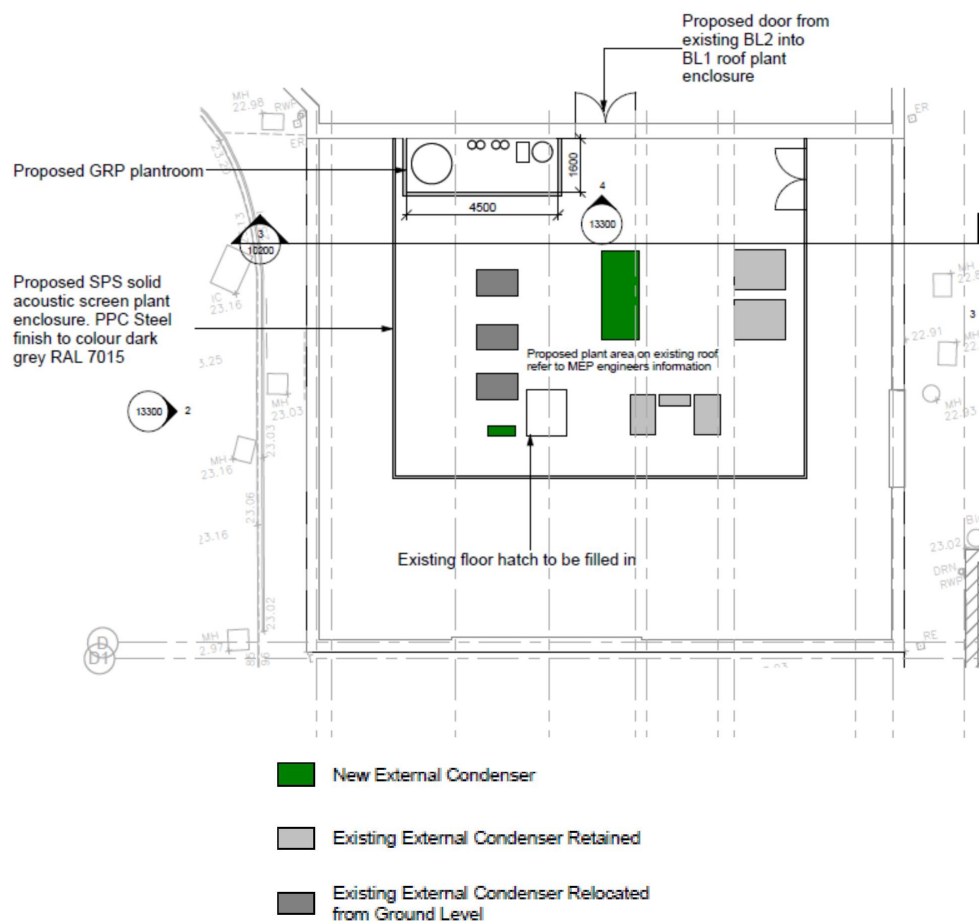


Figure 6: Extract from Proposed Roof Plan (Turo)

The aim of the application is to consolidate plant into one area for ease of management and to improve the visual appearance of the campus. The area will be enclosed by an acoustic screen which will wrap around on three sides. The screen will comprise SPS panels with a PPC steel finish, painted dark grey (RAL 7015) and will extend to 3m in height.

An additional element of the proposed development is the insertion of a new door in the south elevation of the second floor of BL2 to provide access to the plant.

## Planning Considerations

The proposed development has been considered against the relevant planning policies, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. The Development Plan in this case comprises the London Plan and the Havering Local Plan 2021.

### Principle of the proposed development

The principle of the proposed development is supported. There is significant support at strategic and local plan level for new education facilities and the proposed development will directly support the operation of existing and proposed floorspace at the campus (London Plan **Policy S3 Education** and Havering Local Plan **Policy 17 Education**).

### Noise impact

The planning application is supported by a Plant Noise Assessment Report which assesses the predicted noise from the proposed units against existing day time and night time background noise levels. Particular attention is given to the nearest residential properties, namely the caretakers house within the grounds of the College and dwellings on Wingletye Lane and Upminster Road which, as noted above, are some distance from BL1.

The assessment demonstrates that the relocated and proposed mechanical plant will operate at a level of at least 5dB below background noise levels and will not therefore harm neighbouring residential amenity.

In this respect, the proposed development accords with London Plan **Policy D13 Agent of Change** and **Policy D14 Noise** and Havering Local Plan **Policy 34 Managing Pollution**.

### Design

The proposed external appearance of the acoustic enclosure comprises a simple panel system which will be painted dark grey to match the windows on the Berners Lee building and complement the red and grey brick colour.

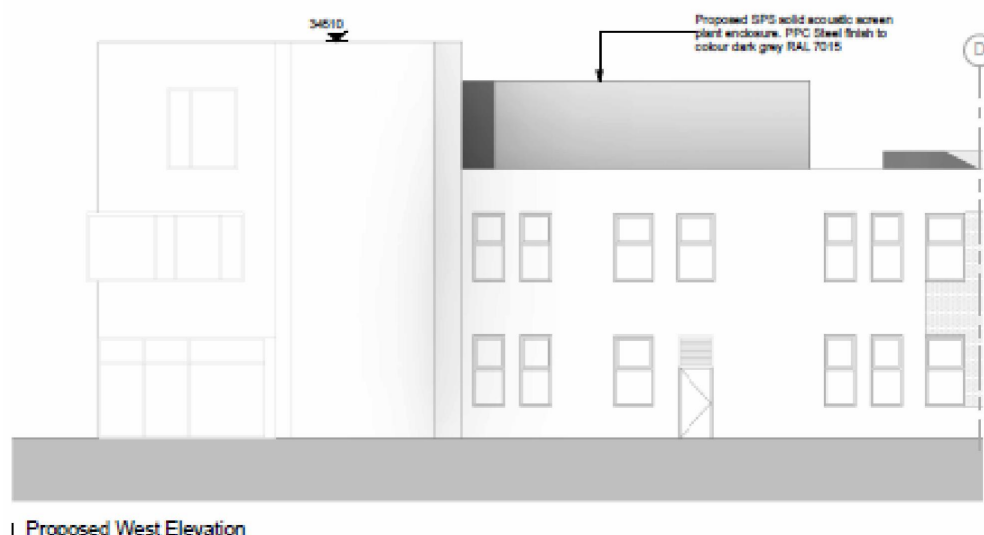


Figure 7: Extract from Proposed Elevations Plan (Turo)

The proposed screen will sit back from the edge of the roof. It is considered that the design approach, which is simple and recessive, complements the scale and materials of the existing building and is therefore acceptable, in accordance with London Plan **Policy D4 Delivering good design** and Havering Local Plan **Policy 26 Urban Design**.

### Conclusion

The proposed development is required to support the continued operation of buildings at the Sixth Form Centre and the proposed extension to Berners Lee (BL3).

The additional plant will operate at an acceptable noise level, given the acoustic properties of the proposed screen, and will therefore not impact on neighbouring residential amenity.

The design approach is considered to complement the existing building.

I trust the enclosed meets with your approval, but should you require any further information, please do not hesitate to contact me.

Yours sincerely

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