

## OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

**APPLICATION NO:** P0166.24

**WARD:** St Andrew's **Date Received:** 5th February 2024

**ADDRESS:** Havering Sixth Form College, Wingletye Lane  
Hornchurch

**PROPOSAL:** 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.

**DRAWING NO(S):** Site Location Plan  
01001 Rev 1  
13100 Rev P03  
13300 Rev P03

**RECOMMENDATION:** It is recommended that **planning permission be GRANTED** subject to the condition(s) given at the end of the report

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### SITE DESCRIPTION

The application relates to Havering Sixth Form College which is 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 site is not listed and does not fall within a conservation area.

The college is located within a predominantly residential area.

### DESCRIPTION OF PROPOSAL

Permission is sought for the following:

- i Relocation of existing plant located at Ground Floor level adjacent to the Drury Falls building: 3 x Toshiba units
- ii Installation of new plant to support Berners Lee 3: 2 x Mitsubishi units
- iii Insertion of new door on the southern elevation of Berners Lee 2 and erection of acoustic screen.

### RELEVANT HISTORY

Various planning history, but the most recent and relevant are as below:

P1859.23 Demolition of part of Drury Falls building to facilitate the implementation of planning approval ref:D0419.23 - granted 01-03-24.

D0419.23 Certificate of Lawfulness for Phase 3 extension of Berners Lee to provide 669 sq m of new education floorspace in a two storey building, no higher than the existing Berners Lee building - Approved 28-11-23.

## **CONSULTATIONS/REPRESENTATIONS**

Following public consultation, one representation was received in objection, summarised as below:

- noise impact, will have x3 humming within 30 metres of the bedroom at night

Officer's response:

Noise is a material consideration and would be discussed in the report below under the relevant section.

Others:

Environmental Health - No objection subject to condition

## **RELEVANT POLICIES**

Local Plan 2021

Policy 7

Policy 17

Policy 26

Policy 34

London Plan

D4

D13

D14

SI 1

S3

NPPF 2023

## **MAYORAL CIL IMPLICATIONS**

Not Applicable.

## **STAFF COMMENTS**

The officer did not carry out a site visit, as this was not considered necessary. Site drawings, photos

provided by the applicant as well as aerial view and streetview were used to assess the site constraints.

The proposed development as stated by the applicant is to consolidate plant into one area for ease of management and to improve the visual appearance of the campus. The location of the plants would be enclosed by an acoustic screen which will wrap around on three sides. The screen would comprise SPS panels with a PPC steel finish, painted dark grey (RAL 7015), which would extend to 3m in height, as required to better curtail the noise from the plants. This is not an uncommon feature mainly on school buildings and commercial properties in general.

Although in this case the surrounding properties are low scale residential properties with no roof plants, however, given that the proposals would be in support of the existing operation of the building and that roof plants already exist on Drury Falls building, therefore the relocation of the ground floor plant to the roof would be considered acceptable.

The proposed installation of a new plant to support Berners Lee 3 and the insertion of a new door on the southern elevation of Berners Lee 2 would not be considered to be out of character with the site, given the existing roof plants on Drury Falls building and the importance of the plants with the operation of the buildings.

The proposed new door is for access to the mechanical plants for maintenance with no loss of privacy envisaged given the location of the door facing another college building - BL2 within the college ground. In addition, given the proposed use only for maintenance, would not result in an undue impact on the amenity of nearby neighbours.

The proposed erection of acoustic screen would be SPS panels with a PPC steel finish, painted dark grey (RAL 7015), the colour would be compatible with the colour of the windows on the Berners Lee building, with no significant visual impact. Given the separation distances from the residential properties and the setback position of the proposed screen on the roof, the scale and the design would not be considered to be out of place with the group of the buildings. and would therefore be considered acceptable to comply with Policy 26.

In conclusion, given the scale, the design, with the need of the proposals to support the continued operation of buildings at the Sixth Form College and the proposed extension to Berners Lee (BL3), the proposals would be considered acceptable with no significant impact on the streetscene, the site and surrounding area, to comply with Policy 26 of the Local Plan.

#### Amenity impact:

A Plant Noise Assessment, prepared by Stroma Built Environment Ltd, ref OP -A621 - NC 1v1, dated February 2024 was submitted with the application to consider the noise impact associated with any new or relocated mechanical plant that forms part of the proposed development with respect to demonstrating compliance with Planning.

Based on the location of the residential properties surrounding the application site (Wingletye Lane and Upminster Road, which border the site) with long back gardens extending some 20 - 25m, with intervening landscaping, the noise impact would not be considered to be unacceptable with appropriate noise condition.

It is acknowledged that the caretakers resident is located within the grounds of the college, therefore, the building was considered in relation to the building where additional plant is to be added - Building 1, in the noise report. The noise assessment states that the CADNA modelling indicates that Noise Sensitive Receptor A, the caretaker's house, will be -6dB instead of -10dB, during the day time only. And the barrier will be constructed at a height of 3m as shown on the Proposed Elevations. Regarding potential creep in the background noise level, whilst this is acknowledged, according to BS 4142, a rated noise level 5 dB below the background is still considered to be a 'low impact', therefore, the 4dB deviation will not cause a significant loss of amenity. In addition, it is considered that the proposed barrier will also reduce the noise from existing plant noise equipment mounted in the same location, which is currently unprotected.

Following consultation with the Council's Public Protection team, no objection was raised subject to an appropriate noise condition to further protect neighbouring amenity in terms of noise.

In conclusion, it is considered that the additional plant will operate at an acceptable noise level, given the acoustic properties of the proposed screen, and will therefore not have an undue impact on neighbouring residential amenity with appropriate condition, to comply with Policy 34 of the Local Plan 2021.

## **HIGHWAY/PARKING**

The proposals would not change the existing parking situation on site, therefore, there is no adverse impact on highways network resulting from the proposals.

## **KEY ISSUES/CONCLUSIONS**

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered that the objectives of the development plan have been met. Permission is therefore recommended to be GRANTED.

## **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 SC42 (Noise - New Plant) (Prior to first use) ENTER LEVEL**

The scheme to control noise and vibration, as detailed in the noise report provided by Stroma Built Environment Limited Ref OP-A621-NC, V1, dated 02/02/2024 submitted with this application shall be implemented, as a minimum, before the use of the hereby permitted plants commences.

Such a scheme as approved shall be implemented prior to first use and thereafter retained and maintained in accordance with such details, and should comply with the following requirement at all times:

The Rating Level (Lar, Tr) of the hereby permitted plant or machinery shall be at least 6dB below the prevailing background noise level (LA90, T). The measurement position, assessment and definitions shall be made according to BS4142:2014 + A1:2019 "Methods for rating and assessing industrial and commercial sound."

The equipment shall be maintained thereafter to the satisfaction of the Local Planning Authority, and the use hereby permitted must cease during any period that this condition is not complied with.

Reason:.

To protect the amenity of noise sensitive premises from noise from the approved mechanical plants.

**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:**

*Habib Neshat*

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4th April 2024