

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: L0003.24

WARD: Havering-atte-Bower **Date Received:** 22nd May 2024

ADDRESS: Bower House, Amana Trust
Orange Tree Hill, Havering-atte-bower
Romford

PROPOSAL: Replacement of French door located in dining room

DRAWING NO(S): PL010 Rev 1
Design, access and heritage statement, Produced by Mira Lotz, Built Heritage Specialist, dated May 2024.

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 relates to Bower House, located in the village of Havering-atte-Bower, near Romford. The site consists of a Grade I listed Manor House and separate Stable Block, noted for their Georgian features as well as additional mid-twentieth century buildings within the surrounding grounds.

The listed buildings are set within spacious landscaped gardens with a vehicular access from Orange Tree Lane via a long narrow driveway. The site is located within an area designated as Metropolitan Green Belt as well as within the Havering-atte-Bower Conservation Area and the Havering Ridge Area of Special Character.

DESCRIPTION OF PROPOSAL

Listed building consent for Replacement of the existing French door located in the dining room

RELEVANT HISTORY

The site has been subject to a number of schemes for refurbishment as well as extension and alterations, and part redevelopment of non original parts.

There are also a number of listed building approval for the recent years with respect to heritage asset.

L0001.23	Listed building consent for construction of handrails to Manor House front entrance steps.
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	Apprv with cons	23-03-2023
L0013.21	Repair or replacement of windows and external doors	
	Refuse	06-01-2022
L0001.17	Alterations to main entrance and re-positioning of gateway 5 meters back with extensions to existing brick wall. Renewal of hard surfacing including the introduction of stone setts, re-landscaping works and installation of pedestrian paths in the grounds flanking the main driveway.	
	Apprv with cons	02-06-2017

CONSULTATIONS/REPRESENTATIONS

The application was the subject of direct notification to neighbouring premises. In addition the application was advertised in the local press and a site notice displayed adjacent to the site. One objection has been receiving citing the following concerns;

The increase of traffic from cyclists and mopeds would cause congestion & noise pollution.
There is also a school near buy which would increase the risk of In addition with the property backing onto the stream this would also increase rodents within the area
It is a residential area and there is no demand for this within the area

The objections does not relate to the proposal which is only for a replacement of a door.

The following comments were received from other stakeholders.

Place Services (Council's heritage consultant) has raised no objection

I have reviewed the additional information sent by the agent. The proposal is for a like-for-like replacement comprising single glazing with lambs' tongue glazing bars, would preserve the architectural interest of the listed building. There is a very low level of harm from the loss of the historic fabric. The photos do, however, make it clear that a successful and economically viable repair of the damaged door is very unlikely, therefore the harm is justified. The proposal complies with both Section 16 of the NPPF and Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990. So, no objection is raised.

Historic England - raises no objection and explains that they would not wish the scheme to be referred to them.

Highways have no objection

RELEVANT POLICIES

Policy 28 Local Plan adopted 2021

NPPF in particular S.16, Conserving and enhancing the historic environment

MAYORAL CIL IMPLICATIONS

The proposals would not attract a Mayoral CIL contribution.

STAFF COMMENTS

The issue for consideration is the impact of the proposal on the special character of this Grade I listed building.

LISTED BUILDING

The application premises is a Grade I listed building and hence it is required to protect its character and its historic intrinsic values.

The Bower House is a Grade I listed early eighteenth-century Palladian mansion house. It was constructed for John Baynes, with grounds laid out by Charles Bridgeman and designed by Henry Flitcroft. The building is highly significant for its architectural interest vested both in the exterior and interior. The building is also located within the Havering-atte-Bower Conservation Area. The application site and associated structures have a significant contribution to the character and appearance of the Conservation Area.

The NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Sections 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Paragraph 132 of the National Planning Policy Framework (the Framework) advises that significance can be harmed or lost through alteration or destruction of the heritage asset.

With regard to listed buildings, the policy (28 of LP) seeks to conserve and enhance their significance heritage values. The proposal to alter listed buildings in a way that harms significance will not be permitted without clear and convincing justification and substantial harm to, or loss of, a listed building is strongly resisted.

Bower House is a Palladian mansion house. The front entrance doorway is within a slight projection and composed of architrave, pulvinated frieze and pediment on enriched consoles.

The photographic evidence indicates the French door is damaged and in poor condition, beyond repair. The proposed replacement would be a like-for-like and therefore considered acceptable and that it would preserve the architectural and historic value of the asset value.

Following consultation with the Council's heritage consultant, no concern was raised.

KEY ISSUES/CONCLUSIONS

The proposed development/works would not significantly harm Bower House, a Grade I Listed Building, of significant interest. Hence recommendation for approval.

RECOMMENDATION:

It is recommended that **planning permission be GRANTED** subject to the following condition(s)

1 SC69 (Listed buildings) 3yrs

The development to which this consent relates must be commenced not later than three years from the date of this consent.

Reason:-

To comply with the requirements of Section 18(1) of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning 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:-

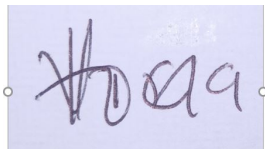
For the avoidance of doubt and to ensure that the development is carried out as approved.

INFORMATIVES

1 Approval following revision ENTER DETAILS

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 the agent who provided additional information to justify the proposed scheme.

Authorising Officer:

A handwritten signature in dark ink, appearing to read 'Victoria Collins', is centered within a light blue rectangular box. The signature is written in a cursive, flowing style. The box has small circular markers at its corners.

Victoria Collins

17th July 2024