

## OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

**APPLICATION NO:** L0006.24

**WARD:** Cranham **Date Received:** 21st June 2024

**ADDRESS:** 133 Upminster Court, Coach House  
Hall Lane  
Upminster

**PROPOSAL:** Refurbishment, internal alterations and side extension to grade II listed building, change of use from mixed use building to into training centre with overnight accommodation.

**DRAWING NO(S):** Location Plan  
24-015-SGP-XX-00-DR-A-130002 Revision P03  
24-015-SGP-XX-00-DR-A-131001 Revision P03  
24-015-SGP-XX-ZZ-DR-A-130101 Revision P02  
24-015-SGP-XX-ZZ-DR-A-130201 Revision P02  
24-015-SGP-XX-ZZ-DR-A-130301 Revision P02  
24-015-SGP-XX-ZZ-DR-A-131101 Revision P03  
24-015-SGP-XX-ZZ-DR-A-131201 Revision P02  
24-015-SGP-XX-ZZ-DR-A-131301 Revision P03

**RECOMMENDATION:** It is recommended that **planning permission be REFUSED** for the reason(s) given at the end of the report

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### **SITE DESCRIPTION**

The application relates to works within the grounds of Upminster Court, which is a Grade II listed building. The gardens of Upminster Court were laid out at the beginning of C20 to accompany the building and are registered as Grade II on English Heritages Register of Historic Parks and Gardens. The site is also subject to Tree Preservation Order 23/05.

Upminster Court currently serves as the Head Office of Uniserve Holdings Limited, as well as functioning as the primary office for Uniserve. The site is a lawful training establishment for the Supply Chain Academy (SCA) with overnight accommodation for attendees provided in the main Upminster Court building.

The supporting statement states that the existing stable block currently provides ancillary accommodation to the function of the Upminster Court offices.

The site is located in Metropolitan Green Belt, the Thames Chase Community Forest and an Archaeology Priority Area.

## DESCRIPTION OF PROPOSAL

Listed Building consent is sought for the refurbishment, internal alterations and a side extension to Grade II listed building, change of use from a mixed use building into a training centre with overnight accommodation. The facility will provide 15 en-suite bedrooms, meeting room/learning space, classroom spaces and a gym and changing rooms.

The proposed conversion would involve internal alterations with replacement windows, insertion of 2 new window openings to the front elevation, enclosure of the courtyard and the construction of a linked extension to the side with solar PV panels.

A separate application for planning permission has also been submitted.

## RELEVANT HISTORY

|          |                                                                                                                                                                                                                                                                                                                         |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| P0881.24 | Refurbishment, internal alterations and side extension to grade II listed building, change of use from mixed use building to into training centre with overnight accommodation.<br>Awaiting Decision                                                                                                                    |
| L0012.22 | Listed building consent for the erection of a single storey extension to side, enclosure of courtyard, internal alterations and replacement windows to Coach House to facilitate change of use from mixed use building (Sui Generis) to training centre with overnight accommodation (Sui Generis)<br>Refuse 04-04-2023 |
| P1852.22 | Erection of a single storey extension to side, enclosure of courtyard, internal alterations and replacement windows to Coach House to facilitate change of use from mixed use building (Sui Generis) to training centre with overnight accommodation (Sui Generis)<br>Refuse 04-04-2023                                 |
| W0201.22 | Two new semi-detached houses to replace a dilapidated bungalow beside the Grade II Listed coach house at Upminster Court; new timber clad garden storage sheds to the rear of the coach house.<br>Awaiting Decision                                                                                                     |
| T0036.20 | Crown reducing lime tree within G4, G6, G7, G8 and G9 by two meters to original pruning point.<br>Tree Work App + Cond 23-04-2020                                                                                                                                                                                       |
| Q0136.15 | Discharge of Condition 1 of ENF/125/12/CM<br>DOC Discharge PART 22-09-2015                                                                                                                                                                                                                                              |
| P0952.13 | Retention of 8 spike uplighters, 27 illuminated bollards, ground uplighters and 6 ground based floodlights<br>Refuse 23-12-2013                                                                                                                                                                                         |
| P0149.13 | Retention of enclosures to house mechanical plant and bin storage, including screen planting                                                                                                                                                                                                                            |

|          |                                                                                                                                                                                        |            |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
|          | Apprv with cons                                                                                                                                                                        | 13-02-2014 |
| L0002.13 | Listed Building Consent for retention of enclosures to house mechanical plant and bin storage, including screen planting                                                               |            |
|          | Apprv with cons                                                                                                                                                                        | 13-02-2014 |
| Q0025.13 | Discharge of Condition 7 of P2370.07                                                                                                                                                   |            |
|          | DOC Discharge PART                                                                                                                                                                     | 06-12-2013 |
| P0159.13 | Retention of boundary fencing                                                                                                                                                          |            |
|          | Apprv with cons                                                                                                                                                                        | 17-01-2014 |
| P0150.13 | Perimeter pole enclosure for the existing hard courts                                                                                                                                  |            |
|          | Apprv with cons                                                                                                                                                                        | 23-12-2013 |
| P1793.11 | External floor lighting, uplights and lamp standards. Illuminated bollard lighting                                                                                                     |            |
|          | Refuse                                                                                                                                                                                 | 05-07-2012 |
| L0014.11 | External Lighting                                                                                                                                                                      |            |
|          | Withdrawn - Invalid                                                                                                                                                                    | 19-07-2013 |
| L0011.11 | Listed Building Consent for installation of a security system                                                                                                                          |            |
|          | Apprv with cons                                                                                                                                                                        | 10-10-2011 |
| T0008.11 |                                                                                                                                                                                        |            |
|          | Awaiting Decision                                                                                                                                                                      |            |
| L0008.11 | Listed Building Consent for the provision of new access driveways from Hall Lane with new access gates and railings to site frontage. (amendment of application P0681.10 and L0006.10) |            |
|          | Finally disposed                                                                                                                                                                       | 30-06-2020 |
| P0529.11 | Provision of new access driveways from Hall Lane with new access gates and railings to site frontage (amendment of applications P0681.10)                                              |            |
|          | Finally disposed                                                                                                                                                                       | 30-06-2020 |
| Q0035.11 | Discharge conditions 3, 5 and 6 of P0681.10 and 3 and 5 from L0006.10                                                                                                                  |            |
|          | DOC Discharge PART                                                                                                                                                                     | 04-11-2011 |
| P0051.11 | Retention of re-located sub-station to a revised design (resubmission of P1228.10)                                                                                                     |            |
|          | Apprv with cons                                                                                                                                                                        | 10-03-2011 |
| N0096.10 | Minor Amendment to P1228.10- Addition of a meter cupboard amended door size and design, variation to the agreed brick lbstock mix                                                      |            |
|          | Refuse                                                                                                                                                                                 | 05-01-2011 |
| L0014.10 | Listed Building Consent for removal of existing foundations and reconstruction of a 'crinkle crankle' garden wall.                                                                     |            |
|          | Apprv with cons                                                                                                                                                                        | 18-10-2010 |
| P1291.10 | Removal of existing foundations and reconstruction of a 'crinkle crankle' garden wall.                                                                                                 |            |
|          | Apprv with cons                                                                                                                                                                        | 18-10-2010 |

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| P1228.10 | Relocation of sub-station<br>Apprv with cons 18-10-2010                                                                                                                                                              |
| Q0108.10 | Discharge condition 7 from P2370.07<br>DOC Discharge FULL 05-08-2010                                                                                                                                                 |
| Q0099.10 | Discharge of conditions 5,& 6 of planning permission P0452.10<br>DOC Discharge FULL 04-08-2010                                                                                                                       |
| Q0101.10 | Discharge of conditions 5 & 6 of planning permission L0003.10<br>DOC Discharge FULL 04-08-2010                                                                                                                       |
| Q0102.10 | Discharge of condition 5 & 7 of planning permission P0035.10<br>DOC Discharge FULL 04-08-2010                                                                                                                        |
| Q0103.10 | Discharge of condition 5 & 7 of planning permission L0016.09<br>DOC Discharge FULL 04-08-2010                                                                                                                        |
| Q0104.10 | Discharge of condition 6 & 7 of planning permission P0036.10<br>DOC Discharge FULL 04-08-2010                                                                                                                        |
| Q0105.10 | Discharge of condition 6 & 7 of planning permission L0014.09<br>DOC Discharge FULL 04-08-2010                                                                                                                        |
| T0042.10 | received application for work to tree covered by Tree Preservation Order 23/05<br>Approve no cons 15-06-2010                                                                                                         |
| L0006.10 | Listed Building Consent for provision of new access driveways form Hall Lane with new access gates and railings to site frontage<br>Apprv with cons 11-02-2011                                                       |
| P0681.10 | Provision of new access driveways from Hall Lane with new access gates and railings to site frontage.<br>Apprv with cons 11-02-2011                                                                                  |
| N0036.10 | Minor amendment to P2370.07 & L0018.07 - door added within the glazed section of the West Elevation of the new refectory for means and escape, internal steps provided to new door.<br>Approve no cons 10-05-2010    |
| Q0046.10 | Discharge of Conditions LB11 and LB20 for planning application L0018.07 - Proposed extensions and alterations.<br>DOC Discharge FULL 21-05-2010                                                                      |
| P0452.10 | Top 16 courses of two panels and middle pier and entire end pier of east wall of kitchen courtyard (herb garden) to be taken down due to poor condition and rebuilt to match existing.<br>Apprv with cons 10-06-2010 |
| L0003.10 | Top 16 courses of two panels and middle pier and entire end pier of east wall of kitchen courtyard (herb garden) to be taken down due to poor condition and rebuilt to match existing.<br>Apprv with cons 10-06-2010 |
| L0001.10 | Listed Building Consent Demolition of existing dwelling at No. 135 Hall                                                                                                                                              |

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|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|          | Lane and construction of 2 no. detached bungalows adjacent to the Coach House. Provision of new access driveways from Hall Lane with new access gates and railings to site frontage.                                                                                                                                                            |
|          | Refuse 30-04-2010                                                                                                                                                                                                                                                                                                                               |
| P0107.10 | Demolition of existing dwelling at No. 135 Hall Lane and construction of 2 no. detached bungalows adjacent to the Coach House. Provision of new access driveways from Hall Lane with new access gates and railings to site frontage.                                                                                                            |
|          | Refuse 30-04-2010                                                                                                                                                                                                                                                                                                                               |
| P0034.10 | New entrance created in curved wall of kitchen courtyard (herb garden) with decorative gate to match existing. Entrance in opposite curved wall. New entrance in curved wall or rear patio, both with new brick piers.                                                                                                                          |
|          | Refuse 18-02-2010                                                                                                                                                                                                                                                                                                                               |
| P0035.10 | The east wall of the Italianate walled garden to be taken down and rebuilt with deeper foundations.                                                                                                                                                                                                                                             |
|          | Apprv with cons 10-06-2010                                                                                                                                                                                                                                                                                                                      |
| P0036.10 | Green houses reduced in length and restored. Entrance in southern wall re-instated at a level to suit new sunken office (previously approved) with new archway. Cycle store constructed on site of previously demolished green house. Two panels and entrance piers taken down and rebuilt with deeper foundations to suit new external levels. |
|          | Apprv with cons 10-06-2010                                                                                                                                                                                                                                                                                                                      |
| P0037.10 | Two panels and two piers of east wall of kitchen court yard (herb garden) to be taken down due to poor condition and rebuilt to match existing.                                                                                                                                                                                                 |
|          | Refuse 18-02-2010                                                                                                                                                                                                                                                                                                                               |
| L0014.09 | Green houses reduced in length and restored. Entrance in southern wall re-instated at a level to suit new sunken office (previously approved) with new archway. Cycle store constructed on site of previously demolished green house. Two panels and entrance piers taken down and rebuilt with deeper foundations to suit new external levels. |
|          | Apprv with cons 10-06-2010                                                                                                                                                                                                                                                                                                                      |
| L0013.09 | New entrance created in curved wall of kitchen courtyard (herb garden) with decorative gate to match existing. Entrance in opposite curved wall. New entrance in curved wall or rear patio, both with new brick piers.                                                                                                                          |
|          | Refuse 18-02-2010                                                                                                                                                                                                                                                                                                                               |
| L0015.09 | Two panels and two piers of east wall of kitchen court yard (herb garden) to be taken down due to poor condition and rebuilt to match existing.                                                                                                                                                                                                 |
|          | Refuse 18-02-2010                                                                                                                                                                                                                                                                                                                               |
| L0016.09 | The east wall of the Italianate walled garden to be taken down and rebuilt with deeper foundations.                                                                                                                                                                                                                                             |
|          | Apprv with cons 10-06-2010                                                                                                                                                                                                                                                                                                                      |
| T0115.09 | received application for work to various trees covered by Tree Preservation Order 23/05                                                                                                                                                                                                                                                         |

|          |                                                                                                                       |            |
|----------|-----------------------------------------------------------------------------------------------------------------------|------------|
|          | Approve no cons                                                                                                       | 17-12-2009 |
| Q0147.09 | Discharge of Conditions 3, 5, 6, 9, 14, 15, and 16 of Listed Building Application L0018.07.                           |            |
|          | DOC Discharge FULL                                                                                                    | 30-11-2009 |
| Q0148.09 | Discharge of Conditions 5, 6, 8, 9, and 11 of planning application P2370.07.                                          |            |
|          | DOC Discharge FULL                                                                                                    | 23-11-2009 |
| Q0149.09 | Discharge of Conditions 4, 15 and 21 of planning application P2370.07.                                                |            |
|          | DOC Discharge FULL                                                                                                    | 04-11-2009 |
| P2370.07 | Proposed extensions and alterations                                                                                   |            |
|          | Apprv with cons                                                                                                       | 22-07-2009 |
| L0018.07 | Proposed extensions and alterations                                                                                   |            |
|          | Apprv with cons                                                                                                       | 22-07-2009 |
| L0015.07 | Listed Building Consent for Alterations of Access Drives, Car parking and Provision of surfaced Tennis/Netball Courts |            |
|          | Refuse                                                                                                                | 15-11-2007 |
| L0014.07 | Listed Building Consent for new boundary fences and security fencing                                                  |            |
|          | Refuse                                                                                                                | 26-09-2007 |
| L0013.07 | Listed Building Consent for replacement of front boundary wall and railings                                           |            |
|          | Refuse                                                                                                                | 26-09-2007 |
| P1555.07 | Replacement of front boundary wall and railings                                                                       |            |
|          | Refuse                                                                                                                | 26-09-2007 |
| P1557.07 | New boundary fences and security fencing                                                                              |            |
|          | Refuse                                                                                                                | 26-09-2007 |
| L0006.07 | Repair and replacement of front boundary wall and railings at Upminster Court                                         |            |
|          | Withdrawn - Invalid                                                                                                   | 19-10-2007 |
| L0007.07 | New flank boundary fences and security fencing for the grounds                                                        |            |
|          | Withdrawn - Invalid                                                                                                   | 19-10-2007 |
| L0008.07 | Restoration enabling works as identified in DAS Accompanying                                                          |            |
|          | Withdrawn - Invalid                                                                                                   | 19-10-2007 |

## CONSULTATIONS/REPRESENTATIONS

The application has been advertised on site and in the local press as affecting the setting of a listed building and the Metropolitan Green Belt. Neighbour notification letters have also been sent to local addresses. No letters of representation have been received.

Historic England- Do not consider it necessary for this application to be notified to Historic England under the relevant statutory provisions.

The Heritage Officer does not support some elements of the proposals as follows:

#### Alterations to the Listed Building

The proposal to create an opening in the west wall for the link extension would cause considerable loss of historic fabric, which would cause some harm to the listed building.

Glazed area within the courtyard - The existing open courtyard of the stable block is integral to the architectural character and special interest. Therefore, enclosing this area with an internal structure would be harmful in principle and would effectively enclose the courtyard.

Linked extension - harmful to its special architectural interest.

Solar panels - It is considered that the solar panels on the side extension would result in a negative impact on the setting of the listed buildings, including Upminster Court, which is Grade II Listed and the registered park and historic garden.

### RELEVANT POLICIES

Policies 7 (Residential design and amenity), 26 (Urban Design), 27 (Landscaping), 28 (Heritage assets), 36 (Low carbon design and renewable energy) of the Havering Local Plan (2016-2031) and the Residential Extensions and Alterations SPD is relevant.

Policies D4 (Delivering good design), G2 (Green Belt), G6 (Biodiversity and access to nature), G7 (Trees and woodlands), HC1 (Heritage conservation and growth) and SI 3 (Energy infrastructure) of the London Plan 2021 are relevant.

The National Planning Policy Framework 2021 is relevant.

### MAYORAL CIL IMPLICATIONS

Would be Mayoral and Havering CIL liable with the creation of 173sqm GIA.

Mayoral =  $25 \times 173 = £4,325$

Havering =  $125 \times 173 = £21,625$

Total = £25,950 subject to indexation.

### STAFF COMMENTS

The issues arising from this application are the acceptability of the proposal on this registered historic garden and on the Grade II listed building.

In accordance with the current protocol for site visits, an in-person site visit was not considered to be necessary. A Built Heritage Consultant from Place Services has previously visited the site. Site photos were provided by the applicant/agent in support of the application. In determining this planning application, photos, Google Street View™, aerial view images and submitted drawings

were used to assess the site constraints.

This proposal follows two previous applications, P1852.22 and L0002.22 for the erection of a single storey extension to side, enclosure of courtyard, internal alterations and replacement windows to Coach House to facilitate change of use from mixed use building (Sui Generis) to training centre with overnight accommodation (Sui Generis), which were refused planning permission and listed building consent for the following reason:

1) The proposed development would, by reason of its scale, design, fenestration replacement/insertion, loss of original characteristic features and materials, alterations to the historic fabric, appear incongruous and be unsympathetic alterations/additions that would detract from the significant architectural character of this Grade II listed building, and would fail to preserve the special interest and setting of this building and the other relevant listed buildings and surrounding historic garden, contrary to Policies 26 and 28 of the Havering Local Plan, Policy HC1 of the London Plan and the guidance contained in the National Planning Policy Framework.

The agent sought pre-application advice, under reference W0201.22 for the construction of two new semi-detached houses to replace a dilapidated bungalow beside the Grade II listed coach house at Upminster Court and a new timber clad garden storage shed to the rear of the coach house. The Council's Heritage officer provided built heritage advice for the construction of a linked extension to the west, infilling of the courtyard, alterations to the Grade II listed stable block, replacement windows, demolition of the existing cottage at 135 Hall Lane and the erection of a pair of new dwellings and storage shed. The heritage advice followed an on-site meeting with the applicant and video meetings with their agents.

The Heritage advice stated that the existing open courtyard of the stable block is integral to its character and special interest. Therefore, enclosing this area with an internal structure, albeit light-weight, would be considered harmful to the character of the listed building. It is considered that the linked extension to the stable block would be harmful to the architectural interest of the host and its setting. A side-shoot structure from the building would detract from the symmetric form, individuality and character as a purpose-built stable block. The existing scout hut is a poor-quality structure within the registered garden and considered detrimental to the setting of the listed buildings. Therefore, its replacement with an architecturally superior building would be an enhancement to the setting of the listed buildings and the Registered Park and Garden. However, the proposal would be a substantial addition compared to the scout hut and owing to the bold design, materiality and incongruous alignment, it would appear as a strident and visually dominant addition.

## **LISTED BUILDING**

The Council's Heritage Officer was consulted and they provided the following comments. Upminster Court is a substantial country house built in 1905 to the designs of Professor Charles Reilly in the Wren revival style. He also designed the associated stable block. Both the main house and the stable block are Grade II listed (ref: 1079931 and 1183723, respectively). The main entrance piers gates at Hall Lane are also Grade II listed (ref: and 1079888). These buildings are set within a Grade II Registered Park and Garden (ref: 1001586) and form a significant group. Particularly, the relationship between the Stable Block and Upminster Court and how these are appreciated together within the registered garden, are highly important to their significance.

The Stable Block is a purpose-built stable block and coach house constructed of red bricks in Neo-

classical style and detailing to complement Upminster Court. It comprises a two-story front range, facing south with a double height arched opening in the centre, surmounted by a clock tower and copper dome roof. Single-storey wings on either side of the front block followed by two two-storey ranges further north form the rear courtyard. The special architectural interest of the Stable Block is vested in its overall form representing its character, detailing and aesthetics. While its form and layout have not been diluted, several external features have been altered. Externally notable, a number of the stable-block lunette windows on the ground-floor have been enlarged and converted into standard windows. The internal courtyard elevations have been subject to many alterations. The large stable openings have been infilled with modern timber-framed partitions to form offices.

The setting of the listed building, which allows to the appreciation of its special interest, also makes significant contribution to its significance. The inherent setting of both the Upminster Court and the Stable Block, comprising the Grade II Registered Park and Garden, has not been diluted much. The attractive park and garden setting and views of the buildings from Hall Lane make considerable contribution to their setting.

#### Change of use

The current use of the site is not linked to its inherent character and does not contribute to the significance of the listed building. Therefore, the proposal for change of use to provide a training centre with additional overnight accommodation is acceptable in principle. Given that the proposed use would still remain ancillary to Upminster Court, the inherent relationship between these listed buildings would not be affected.

#### Alterations to the Listed Building

The proposal to create new openings in the modern internal walls on the ground floor offices, whilst retaining all historic walls and features within the building, is not considered contentious. Proposed alterations on the first floor of the front range are minimal and would not harm the special architectural interest of the listed building. Internal alterations proposed within the two-storey side ranges are also considered to have no detrimental impact upon the listed building. Although, the proposal to create an opening in the west wall for the link extension would cause considerable loss of historic fabric. It is understood an opening in the west wall was permitted under the previous approval, however it has not been confirmed whether approval is still valid. Nevertheless, the loss of the fabric would cause some harm to the listed building.

The application seeks to repair all surviving original windows and replace the non-original casement windows with double-hung timber sash windows. There are a number of existing non-original windows in the east and west elevations are of poor quality. The proposal to replace these with double-hung timber sashes to match the historic windows would complement the special architectural interest of the listed building, therefore is considered an enhancement to the listed building.

The scheme also introduces standard window openings under the remaining lunettes. These lunette windows are representative of the original design intent and typical of stables. Regrettably, those on the east side have been converted to standard windows with incongruous large glass panes and consequently the symmetry of the main facade has been adversely affected. Proposal to insert similar two new openings under the original arches would reinstate symmetry to the facade. Whilst loss of an original characteristic feature, especially the last remaining examples, would be detrimental to the evidential value and architectural authenticity of the building, reinstatement of the symmetry and balance in the main facade, which is highly important to its overall special

interest, would outweigh the harm.

#### Glazed area within the courtyard

A glazed roof and screening for the internal courtyard of the stable block is not supported. It was explained in the Heritage Officer's pre-application response that the existing open courtyard of the stable block is integral to its architectural character and special interest. Therefore, enclosing this area with an internal structure, albeit light-weight, would be harmful in principle. Although the proposed structure will be a modern lightweight structure with some visual permeability, it would still effectively enclose the courtyard.

#### Linked extension

The Heritage Officer has concerns that the proposal to create an opening in the west wall for the link extension would cause considerable loss of historic fabric, which would cause some harm to the listed building. However, Staff consider that the link extension would not cause a considerable loss of fabric.

Notwithstanding the validity of the previous approval, a linked extension to the listed stable block would be harmful to its special architectural interest. A side-shoot structure from the building would detract from its symmetric form, individuality and character as a purpose-built stable block. When reviewing the merits of this application, some weight has been attached to the improvements of the proposal, including the removal of the lean to structures. There appears to be a lack of detailed information to clearly and robustly demonstrate if the link would detract or otherwise from the setting of the heritage asset.

The existing scout hut is a poor-quality structure within the registered garden and considered detrimental to the setting of the proximate listed buildings. Therefore, its replacement with an architecturally superior building would be an enhancement to the setting of the listed buildings and the Registered Park and Garden. Following the pre-application advice, the scale and orientation of the proposed replacement building have been revised. The replacement building under the current proposal aligns with the listed building and has a smaller footprint than the existing scout hut. The overall bulk and massing of the replacement building are also comparable to the existing building and would not appear as a visually dominant addition. With regard to the design and materiality, the proposal appears to be seeking a contemporary appearance, juxtaposing the historic buildings on the overarching site. Such an approach is considered honest and would ensure the legibility of its contemporaneity and considering the subservient scale, it would not appear overbearing to the site. The proposed building is considered a better alternative than what was approved under application ref: L0018.07.

The lean-to sheds attached to the west wall of the listed building currently detract from the significance of the Stable Block and the setting of Upminster Court. Therefore, removal of these would be an enhancement. Given the previous permission under application ref: L0018.07 retains these, the current proposal is favourable in this regard.

The Heritage Officer has raised the following concerns that the solar panels on the roof of the side extension would cause a negative impact on the setting of the listed buildings and the registered park and garden. Currently, there are no solar panels visible in the vicinity of the site. While sustainability and energy efficiency are legitimate issues, for buildings within registered park and gardens and in the immediate setting of listed buildings, a balance must be achieved between generating its own energy and avoiding harm both to the significance of the relevant heritage

assets, and the visual impact of the renewable installation on the character and appearance of the site. The proposed solar panels would be harmful to the relevant heritage assets. Although, Staff consider that given that the proposal is a new modern building, the solar panels would not detract from it in such a negative way.

While there are elements of the proposals which are considered to have a neutral and positive effect on the significance of the listed building, the proposed infilling of the internal courtyard and the glazed link are considered to cause 'less than substantial harm' to the significance of the listed building. Therefore, in accordance with Paragraph 208 of the NPPF, the local planning authority should weigh the harm against any public benefit of the scheme, including the heritage benefits, securing its optimum viable use. Considering the application is a listed building and also forms the setting of an adjacent listed building, Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are relevant. The proposal, as it stands, does not preserve the special architectural interest of the listed building.

Weighing this against the need to provide an enlarged training centre with overnight accommodation, officers consider that the glazed area within the courtyard and linked extension would be unsympathetic to the special architectural interest of the building and the grounds within which it is situated such that the character and setting of the listed building will be adversely affected.

It is therefore considered that, the proposed works as highlighted above, would fail to maintain the special character of the registered historic garden and Grade II listed building, and would therefore be contrary to the provisions of the NPPF, Policy HC1 of the London Plan and Policies 26 and 28 of the Havering Local Plan.

In conclusion, it is considered that the proposed linked extension to the stable block would, by reason of its scale, length and siting, be harmful to its special architectural interest and this structure would detract from its symmetric form, individuality and character as a purpose-built Grade II listed stable block.

It is considered that enclosing the existing open courtyard of the stable block with an internal structure would, by reason of its scale, siting and materials, be harmful to its architectural character and special interest, appear incongruous, be unsympathetic and detract from the significant architectural character and setting of this Grade II listed building, contrary to Policies 26 and 28 of the Havering Local Plan, Policy HC1 of the London Plan and the guidance contained in the National Planning Policy Framework.

## **KEY ISSUES/CONCLUSIONS**

Having regard to all relevant factors, it is considered that the linked extension and the glazed area within the courtyard would not be acceptable. For the reasons set out in the report, it is recommended that planning permission is refused.

## **RECOMMENDATION:**

It is recommended that **planning permission be REFUSED** for the following reason(s)

**1 Refusal non standard**

The proposed linked extension to the stable block would, by reason of its scale, length and siting, be harmful to its special architectural interest and this structure would detract from its symmetric form, individuality and character as a purpose-built, Grade II listed stable block, contrary to Policies 26 and 28 of the Havering Local Plan, Policy HC1 of the London Plan and the guidance contained in the National Planning Policy Framework.

**2 Refusal non standard**

Enclosing the existing open courtyard of the stable block with an internal structure would, by reason of its scale, siting and materials, be harmful to its architectural character and special interest, appear incongruous, be unsympathetic and detract from the significant architectural character and setting of this Grade II listed building, contrary to Policies 26 and 28 of the Havering Local Plan, Policy HC1 of the London Plan and the guidance contained in the National Planning Policy Framework.

## **INFORMATIVES**

**1 Refusal - No negotiation**

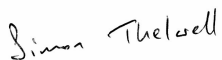
Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: Consideration was given to seeking amendments, but given conflict with adopted planning policy, notification of intended refusal and the reason(s) for it was given to Stephen George & Partners via email on 13th September 2024.

**2 Refusal and CIL (enter amount)**

The proposal, if granted planning permission on appeal, would be liable for the Mayor of London and Havering Community Infrastructure Levy (CIL). Based upon the information supplied with the application, the Mayoral CIL payable would be £4,325 based on the calculation of £25.00 per square metre and the Havering Community Infrastructure Levy (HCIL) would be a charge of £21,625 based on calculation of £125 per square metre. Each would be subject to indexation.

Further details with regard to CIL are available from the Council's website.

**Authorising Officer:**



Simon Thelwell

13th September 2024