

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0881.24

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

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

The application is 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 listed building consent has also been submitted.

RELEVANT HISTORY

L0006.24	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. 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) 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) 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. Awaiting Decision
T0036.20	Crown reducing lime tree within G4, G6, G7, G8 and G9 by two meters to original pruning point. Tree Work App + Cond 23-04-2020
Q0136.15	Discharge of Condition 1 of ENF/125/12/CM DOC Discharge PART 22-09-2015
P0952.13	Retention of 8 spike uplighters, 27 illuminated bollards, ground uplighters and 6 ground based floodlights 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

P1228.10	Relocation of sub-station Apprv with cons 18-10-2010
Q0108.10	Discharge condition 7 from P2370.07 DOC Discharge FULL 05-08-2010
Q0099.10	Discharge of conditions 5,& 6 of planning permission P0452.10 DOC Discharge FULL 04-08-2010
Q0101.10	Discharge of conditions 5 & 6 of planning permission L0003.10 DOC Discharge FULL 04-08-2010
Q0102.10	Discharge of condition 5 & 7 of planning permission P0035.10 DOC Discharge FULL 04-08-2010
Q0103.10	Discharge of condition 5 & 7 of planning permission L0016.09 DOC Discharge FULL 04-08-2010
Q0104.10	Discharge of condition 6 & 7 of planning permission P0036.10 DOC Discharge FULL 04-08-2010
Q0105.10	Discharge of condition 6 & 7 of planning permission L0014.09 DOC Discharge FULL 04-08-2010
T0042.10	received application for work to tree covered by Tree Preservation Order 23/05 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 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. 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. Approve no cons 10-05-2010
Q0046.10	Discharge of Conditions LB11 and LB20 for planning application L0018.07 - Proposed extensions and alterations. 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. 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. Apprv with cons 10-06-2010
L0001.10	Listed Building Consent 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
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
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
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
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. One letter of objection has been received with the following comments that have been summarised as follows:

- The application is a request for a hotel within a residential area of Upminster, which is not required, as a hotel has been granted planning permission in Upminster.
- Queried if the application will lead to an increase in late night events with loud music. There are

several events each year at the Upminster Court site with high noise levels.

-There are bats living in the area. Queried if a bat survey has been carried out.

-The plans appear out of keeping with the historic nature of the listed building, particularly within its setting in the listed garden. The orangery roof to create an internal courtyard is particularly out of character with the original external shape of the building. While the view from Hall Lane of the building may not be significantly altered, the 360 degree view of the building within a heritage setting should be considered.

-Queried what sound proofing the lightweight orangery roof will provide, if it's to be used as an event space close to residential properties.

-Overnight accommodation will increase traffic.

-Drainage.

In response to the above comments, the supporting statement states that the proposal involves the conversion and change of use of the existing stable block (or Coach House) at Upminster Court into a training centre with overnight accommodation, to support the training provided by the company on the Upminster Court site. Each planning application is determined on its individual planning merits. The application form states that there are no protected or priority species, designated sites, important habitats or other biodiversity features on the site or adjacent or near the proposed development. There are legal obligations incumbent upon any developer in relation to protected species afforded by the Wildlife and Countryside Act. If protected species are discovered on site during the course of implementing a planning permission that were not previously known about, the developer must take appropriate steps in line with Government and Natural England advice. The existence of the planning permission does not override this important requirement. Comments regarding drainage are building control matters and are not material planning considerations. The remaining issues will be addressed in the following sections of this report.

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

Planning Policy - With regards to ecology, given the location of the building and the proposed works, a bat roost and nesting bird survey of buildings on the site and trees adjacent to the site, and any subsequent recommended surveys, should be submitted prior to a decision being made. There are trees adjacent to the site and tree protection plans should be required. Lighting should be designed to avoid impacts on wildlife and habitats. Green roofs should be designed for biodiversity with species suitable for the location - a sedum roof is unlikely to be acceptable. With regard to biodiversity Net Gain, the application should provide justification for the claimed exemption, including a plan with measurements showing the area and habitats impacted by the proposal.

Public Protection Department - Air quality wise, there is no objection, as the development appears to be using air source/ground source heat pumps for the heating strategy. This means that the extension will comply with the air quality neutral requirements. No contaminated land or noise concerns.

English Heritage (GLAAS) - Recommend a pre-commencement condition regarding a stage 1 written scheme of investigation and an informative if minded to grant planning permission.

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; the impact on local character and amenity and the impact on neighbouring residential amenity.

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.

GREEN BELT IMPLICATIONS

It is noted that the application site is within the Metropolitan Green Belt, where there is a presumption against inappropriate development. It is noted that the NPPF gives consideration to whether extension or alteration of a building would be disproportionate.

Although the scale of the proposed extension would be considered significant, however, in Green Belt terms, it would not be considered to result in disproportionate additions over and above the size of the original building, therefore, it would not be considered to be inappropriate development in principle in the Green Belt and would comply with paragraph 154 (c) of the NPPF.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes a statutory duty for decision makers to pay special regard to the desirability of preserving the special architectural and historic features of listed buildings and their settings. This is interpreted in the National Planning Policy Framework (NPPF), which requires Local Planning Authorities to give great weight to a designated heritage asset's conservation wherever proposals may cause harm to its significance, noting further that the more important the asset the greater that weight should be. "Where a proposed development would 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 total loss is necessary to achieve substantial public benefits that outweigh the harm or loss".

The London Plan states in policy HC1(C) that "Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process".

The London Borough of Havering Local Plan Policy 28, states that the Council will support "viable uses, alterations or extensions to a listed building which would not be harmful to the significance of the heritage asset, including its historic and architectural interest". It notes in the supporting text, 11.3.4, that such proposals will be "considered more favourably when the proposals are clearly justified and necessary and have been designed to enhance and minimise their impact on the significance of the heritage asset, including through appropriate conservation and enhancement measures."

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. 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.

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 side extension would not be visible from the street, given its rear location.

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.

It is considered that the proposed 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 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.

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 stable block.

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.

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.

IMPACT ON AMENITY

It is considered that the proposed extension would not adversely affect neighbouring amenity, as it would not be deeper than both sides of the host property and the nearest residential property to the site is over 25m away from the extension and would not be materially affected by the development.

A representation has been received with concerns regarding noise and disturbance. It is considered that the site is reasonably well separated from neighbouring properties. When reviewing the merits of this application, consideration was given to the fact that the Public Protection Department has been consulted and it has no concerns regarding noise.

HIGHWAY/PARKING

There are no material parking and highway issues arising from this application.

OTHER ISSUES

It is noted that a Business Case Report has been submitted to support the application, which states that "Expanding The Coach House will significantly enhance the Supply Chain Academy's capacity, allowing for a substantial increase in the number of events and courses offered and accommodating more students from all over the country/world", although this is not considered to outweigh the harm identified to the Grade II listed building, its setting and the historic garden.

Biodiversity net gain

The Planning Policy Department provided the following comments. With regards to ecology, given the location of the building and the proposed works, a bat roost and nesting bird survey of buildings on the site and trees adjacent to the site, and any subsequent recommended surveys, should be submitted prior to a decision being made. There are trees adjacent to the site and tree protection plans should be required. Lighting should be designed to avoid impacts on wildlife and habitats. Green roofs should be designed for biodiversity with species suitable for the location - a sedum roof is unlikely to be acceptable. With regard to biodiversity Net Gain, the application should provide justification for the claimed exemption, including a plan with measurements showing the area and habitats impacted by the proposal.

The application form states that the development is subject to the de minimis exemption (development below the threshold), as the proposal involves building on existing footprint and on existing tarmac area - only 23 square metres of non-priority habitat (grass lawn) is affected.

ARCHAEOLOGY

Historic England was consulted and provided the following comments. The site is located in a newly adopted Tier 2 Archaeological Priority Area (APA) which covers

Upminster Hall, a 15th/16th-century house and surrounding land originally part of the Upminster Hall estate, one of 17 manors given to the Abbots of Waltham Abbey by King Harold in 1062. The site is also located within a Registered Park and Garden which was laid out in the early

20th century when the Stable Block and Upminster Court (both Grade II listed) were constructed.

Geologically, this APA overlies the Black Park Gravel Member. This is recognised as the oldest deposit of the newly-occupied Thames Valley system following the Anglian glacial maximum and has produced Palaeolithic implements where it occurs in the western reaches of Greater London. Cropmarks present on satellite images suggest the presence of a square enclosure of unknown date in the Upminster Hall Playing Fields, across the road from this development site.

The applicant has submitted an archaeological desk based assessment by Reclaim Heritage, dated February 2023, which identified a potential for Palaeolithic material in the sands and gravels. Although the site is close to the medieval settlement at Upminster Hall, it is unlikely that medieval remains would have extended onto the proposed development site.

Unfortunately the desk based assessment does not discuss the proposed development or the potential impacts from the proposed development on archaeological deposits. A review of the proposed development plans submitted with the planning application suggests that the main new impact will be from the proposed new extension. It would appear that some terracing may have taken place in the location of the new extension already, but it will still have an impact on potential archaeological deposits within the footprint of the new building, especially in light of a proposed lower ground floor and link extension.

It is considered that the development could cause harm to archaeological remains and field evaluation is needed to determine appropriate mitigation. However, although the NPPF envisages evaluation being undertaken prior to determination, in this case consideration of the nature of the development, the archaeological interest and/or practical constraints are such that it is considered that a two-stage archaeological condition could provide an acceptable safeguard. This would comprise firstly, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation.

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

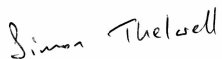
Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: Consideration was given to seeking amendments, but given conflict with adopted planning policy, notification of intended refusal and the reason(s) for it was given to Stephen 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