

## OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

**APPLICATION NO:** P0804.24

**WARD:** St Andrew's **Date Received:** 6th June 2024

**ADDRESS:** 187 High Street  
Hornchurch

**PROPOSAL:** External works including installation of plant and replacement of shopfront

**DRAWING NO(S):** 104 PE  
105 SLP  
102 PFP

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

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### **SITE DESCRIPTION**

The site relates to a three-storey end terrace unit, situated to the north of High Street. The application relates to the ground-floor and first-floor levels of the building, which previously comprised a Poundstretcher.

Located in the Hornchurch District Centre, the surrounding area is mixed-use in character, predominantly built-up with a mixture of two-storey and three-storey terraced buildings mostly comprising a variety of commercial and retail units to the ground and lower floors with residential units above.

It is further noted that the site is located within St Andrews Church Conservation Area and within an Archaeological Priority Area. The application site is not located within the curtilage of a listed building however, No's 189, 191 and 193 High Street are Grade II listed buildings located to the east of the site

### **DESCRIPTION OF PROPOSAL**

The application seeks planning permission for external alterations to the shopfront, rear and eastern side elevations in connection with the Pure Gym Franchise to include the replacement, infill and installation of windows and doors to the ground floor and first floor, alongside the installation of an external plant to the rear of the building.

### **RELEVANT HISTORY**

A0060.03 - Internally illuminated fascia sign x 1, projecting sign x 1 and wall sign x 1. Approved

13/11/03.

P1971.03 - Replace outdated shopfront with new shopfront with central double doors. Approved 19/11/03.

P1673.21 - Erection of a first floor extension over flat roof with an enclosed access stair together with minor elevation changes. Refused 23/08/21.

J0037.23 - The proposed development comprises the change of use of the upper floors of this existing building (formerly office and storage space associated with the existing

commercial use) to provide 4 no. self-contained dwellings (use class C3). Prior Approval Given 08/01/24. Prior Approval Refused 25/11/23.

J0001.24 - The proposed development comprises the change of use of the upper floors of this existing building (formerly office and storage space associated with the existing commercial use) to provide 4 no. self-contained dwellings (use class C3). Prior Approval Given 08/01/24.

P1809.23 - External alterations at the rear of the upper floors of the building, to facilitate the proposed conversion/ change of use to residential. Pending.

## **CONSULTATIONS/REPRESENTATIONS**

Environmental Protection - no comments regarding contaminated land or air quality however requested the imposition of a relevant condition to protect the amenity of noise sensitive premises from noise from mechanical plant.

Built Heritage and Historic Environment - no objection.

Spatial Planning - no objection however the applicant's attention is drawn to the informative attached.

Waste & Recycling - no comments.

Public Highway - no objection.

## **RELEVANT POLICIES**

Havering Local Plan 2016-2031 (HLP) - Policies 7, 13, 16, 26, 28 and 37.

London Plan 2021 (LP) - Policies D14, SD6, SD7, S17, E9, HC1 and T7.

National Planning Policy Framework (NPPF)

## **MAYORAL CIL IMPLICATIONS**

The proposal is for minor external works and the installation of a plant, so it is not liable for Mayoral or Havering CIL.

## **STAFF COMMENTS**

An in-person site visit was not undertaken. A planning appraisal was provided by the agent in support of the application. In determining this planning application, photos, Google Street view, aerial view imagery and submitted drawings were used to assess the site constraints.

The material planning considerations include the principle of the development, density and site layout, design and impact on the character and appearance of the surrounding area, impact on amenity, highways and parking and planning obligations.

## **PRINCIPLE OF DEVELOPMENT**

The application proposes minor alterations to the shopfront and rear elevations of the building to include the replacement, infill and installation of windows and doors to the ground floor and first floor, alongside the installation of an external plant to the rear of the building. It is considered that the development would be appropriate to the scale and function of the District Centre and would not harm its vitality and viability.

Ultimately, the alterations and installation of the plant would facilitate the use of the unit by the Pure Gym Franchise, which would promote a wider commercial offer and choice to consumers, prolong the livelihood of the site and have a positive contribution to the health and wellbeing of nearby residents.

As such the proposals is acceptable in land use terms and would not be contrary to Local Plan policy 16, London Plan policies SD6 and SD7 and paragraph 86 of the NPPF.

## **DESIGN/IMPACT ON STREET/GARDEN SCENE**

Policy 28 of the Havering Local Plan states that the Council recognises the significance and value of Havering's heritage assets and will support; i) proposals that seek to conserve and enhance the significance of heritage assets at risk in the borough; iv) well designed and high quality development in a Conservation Area, or its setting, which preserves, enhances or better reveals the character and appearance of the area and its significance, and which contributes to local character and distinctiveness, taking into account the Conservation Area Appraisal or Management Plan; v) viable uses, alterations or extensions to a listed building, or development within its setting, which would not be harmful to the significance of the heritage asset, including its historic and architectural interest.

In addition to this, Policy 26 of the Havering Local Plan sets out to promote high-quality design that contributes to the creation of successful places by supporting development proposals that, respect and complement the distinctive qualities, respect reinforce and complement the local street scene and respect the visual integrity and established scale, massing and rhythm of the building.

The application site is located within St Andrews Conservation Area and forms the immediate setting of Grade II listed The King's Head Inn, no. 195 High Street and No's 197 to 201 High Street. It is noted that the Built Heritage and Historic Environment team were consulted and raised no objections.

The proposal seeks to change the existing front red Poundstretcher fenestration with black framed windows to the ground floor, with like-for-like replacement of the windows to the first-floor front elevation. New bi-fold entrance doors are also proposed to the glazed ground floor front elevation, which would also be finished in black frames to ensure visual assimilation. It is considered that the cumulative effect of the changes on the front elevation are minimal and would not significantly detract from the character of the existing building nor negatively impact the street scene nor Conservation Area. It is also noted that the elevation plans also demonstrate replacement signage to the front elevation, however this would be considered separately under the Signage Pack.

Having regard to the rear elevation, external alterations include the replacement of existing first-floor windows in like-for-like condition, the relocation of the single steel framed door to

an existing window opening and the infill of its previous location with matching brick. To the ground floor rear elevation, the existing single door to the northeast is also proposed to be replaced and relocated by a double steel door the northwest, with infill in matching brickwork. It is considered that the proposed works are minimal and have been sympathetically designed to be in keeping with the existing character and appearance of the building.

Also proposed to the ground floor rear elevation is an external plant, comprising of condensers, which would be enclosed with an access gate. It is considered that while visible from the Fentiman Way to the northern rear of the building, the proposed would front the back courtyard of the surrounding retail units and a surface level car park, which would generate a low level of footfall. Moreover, it is noted that there are numerous examples of similar development in the locality, including mounted AC units to the adjacent properties. In this way, the proposed would not be considered out of character in its immediate spatial context and so would not have a detrimental impact on visual amenity.

In addition to this, a single steel framed door is also proposed to the ground floor eastern side elevation which is considered to have a minimal impact on the visual amenity of the building and wider area.

Overall, the resulting development is considered in keeping with the character and appearance of, and is subordinate to, the building and surrounding properties, and the wider setting, and would result in no additional material harm to the significance of the Conservation Area and its character and appearance would at least be preserved. As such, the proposal adheres to Policies 26 and 28 of the Havering Local Plan and is therefore deemed acceptable in respect of visual amenity.

## **IMPACT ON AMENITY**

The NPPF expects developments will function well and add to the overall quality of the area, aiming to ensure places are safe, inclusive and accessible with a high standard of amenity.

Policy D14 (Noise) of the London Plan states that proposals should avoid significant adverse noise

impacts on health and quality of life and reflect the Agent of Change principle as set out in Policy D13.

Policy SI1 (Improving air quality) of the London Plan states that development proposals should use design solutions to prevent or minimise increased exposure to existing air pollution and make provision to address local problems of air quality in preference to post-design or retrofitted mitigation measures.

Policy 7 of the Havering Local Plan seeks to protect the amenity of existing and future residents the Council will support developments that do not result in: i. Unacceptable overlooking or loss of privacy or outlook; ii. Unacceptable loss of daylight and sunlight; and iii. Unacceptable levels of noise, vibration and disturbance.

In addition to this, Policy 37 states that the Council will support development proposals that do not unduly impact upon amenity, human health and safety and the natural environment by noise, dust, odour and light pollution, vibration and land contamination..

The proposal involves the installation of a condenser plant to the ground floor rear of the building, which would be enclosed. It is noted that the Environmental Protection team were

consulted and advised they have no comments regarding contaminated land or air quality however requested the imposition of a relevant condition to protect the amenity of noise sensitive premises from noise from mechanical plant.

Subject to the imposition of the recommended condition regarding noise, it is considered the proposal would not have a significant adverse impact on health or quality of life, having particular regard to residential amenity, complying with Policies D14 and SI1 of the London Plan and Policies 7 and 37 of the Havering Local Plan.

## **HIGHWAY/PARKING**

Given the proposal involves minor external alterations to the existing building and the installation of an external plant which does not encroach into the surface level car park to the rear, it is considered that the proposal would have a negligible impact on Highways and Parking.

## **KEY ISSUES/CONCLUSIONS**

Having regard to the above, and in doing so all relevant planning policy and material considerations, Approval is recommended accordingly.

## **RECOMMENDATION:**

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

### **1 SC4 (Time limit) 3yrs**

The development to which this permission relates must be commenced not later than three

years from the date of this permission.

Reason:-

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

## **2 SC32 (Accordance with plans)**

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason:-

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

## **3 Non Standard Condition 31**

No plant or machinery shall be installed unless it meets, or mitigation is employed, to meet the following standard:

The Rating Level (Lar, Tr) of the hereby permitted plant or machinery shall be at least 10dB below the prevailing background noise level (LA90, T). The measurement position,

assessment and definitions shall be made according to BS4142:2014 + A1:2019 "Methods for rating and assessing industrial and commercial sound".

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

Reason: To protect the amenity of noise sensitive premises from noise from mechanical plant.

## **INFORMATIVES**

### **1 Approval - No negotiation required**

Statement Required by Article 35(2) of the Town and Country Planning (Development Management) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraph 38 of the National Planning Policy Framework.

### **2 Non Standard Informative 1**

In the event that implementation of the development requires the temporary re-routing of bus services or temporary or permanent closure or alteration of a bus stop or shelter or other such arrangements, these must be agreed with TfL before the work.

**Authorising Officer:**

Simon Thelwell

Simon Thelwell

13th September 2024