

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: L0012.24

WARD: St Andrew's **Date Received:** 21st October 2024

ADDRESS: 222 High Street
Hornchurch

PROPOSAL: Partial rebuild of existing boundary wall

DRAWING NO(S): 22786-01A
22786-02A
Site Location Plan 1:1200
Wall Location Plan 1:1500
Heritage Statement 4140

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

SITE DESCRIPTION

The subject premises comprises a detached property with a brick-built boundary wall which is part of the chaplaincy of St Andrew's Church. The site and wall is within St. Andrew's Conservation Area and forms part of the immediate setting of Grade I listed parish church and Grade II listed War Memorial. One end of the wall is listed; listed under Wykeham Cottage (List Entry Number: 1183788).

DESCRIPTION OF PROPOSAL

Listed building consent is sought for the partial rebuild of the existing boundary wall as it was damaged in a storm in January 2024. A section of the wall is listed so listed building consent is required.

A planning application has already been approved for the partial rebuild of the existing boundary wall (reference: P0858.24).

Pre-application advice was sought and it was suggested by the planning officer that the materials, height and scale of the wall should match as closely as possible to existing.

RELEVANT HISTORY

P0858.24 Partial rebuild of existing boundary wall

	Apprv with cons	07-10-2024
P0668.24	Partial rebuild of existing boundary wall	
	Withdrawn - Invalid	04-06-2024
W0082.24	Rebuild perimeter brick wall to a property which is within a conservation area.	
	Awaiting Decision	
T0094.22	T1 - Multi- Stemmed Holm Oak - Side of House - Reduce by 3m overall, to keep size under control for it's position and give good clearance to the Building (see pic).	
	T2- Sycamore Tree - Rear Boundary - Fell to ground level - Tree entirely overhangs neighbours small garden to the rear, the Tree can only grow this way as larger Sycamores shadow it.	
	T3-Sycamore Treex2 - Reduce overhang back to boundary line - Approx 3-4m overhang the small gardens of the neighbours, reduce branches back to boundary line, to eliminate overhang and shading issues.	
	T4- Hornbeam Tree - Crown lift Tree over pavement and roadway to 4m above ground level. To give good access to high sided vehicles on roadway and general public walking along pavement.	
	Tree Work App + Cond	05-08-2022
T0068.18	5 day notice to fell a dangerous Holm Oak	
	Withdrawn - Invalid	28-08-2018
T0009.18	1x semi mature Red cedar located to the south east of the church. approx. 16-17 m in height with significant stem inclusion at approx1.5m no sign of decay at this time. Reduce in height be 4m and balance where necessary	
	Tree Work App + Cond	01-03-2018
T0079.06	received phone call advising possible dead tree covered by Tree Preservation Order 4/68 site visit booked with Bob Roper	
	Approve no cons	06-07-2006
P0506.97	Install 6 metre column with floodlights to overlook and illuminate car park	
	Apprv with cons	08-08-1997

CONSULTATIONS/REPRESENTATIONS

No representations were received from neighbouring residents.

The Arboricultural Team has advised that no objections are raised and suggest protection of trees conditions.

Havering Council's Heritage Advisor stated that the proposed reinstatement of the wall in a like-for-like basis would not be objectionable, subject to a pre-commencement condition for the detail of the materials.

Historic England (Listed Buildings) made no comments and suggested to seek advice from the Council's specialist heritage advisors (comments from planning application).

Historic England (Archaeology) stated that the scale of harm to archaeological significance can be managed by a condition (comments from planning application).

RELEVANT POLICIES

*** NPPF**

- Conserving and Enhancing the Historic Environment

*** London Plan (adopted 2021)**

- Policy D1 - London's form, character and capacity for growth
- Policy D4 - Delivering good design

*** Havering Council Local Plan (2016-31)**

- Policy 26 (Urban Design)
- Policy 27 (Landscaping)
- Policy 28 (Heritage Assets)

STAFF COMMENTS

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

The issues to consider relate to the impact of the proposals on the character and setting of the nearby Listed Building / wall and the Conservation Area.

The application site is located within St. Andrew's Conservation Area and forms part of the immediate setting of Grade I listed parish church and Grade II listed War Memorial under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. One end of the wall is listed; listed under Wykeham Cottage (List Entry Number: 1183788). Sections 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) requires special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Paragraph 132 of the National Planning Policy Framework (the Framework) advises that significance can be harmed or lost through alteration or destruction of the heritage asset. With regard to listed buildings, the policy (28 of LP) seeks to conserve and enhance their significance heritage values. The proposal to alter listed buildings or their settings in a way that harms significance will not be permitted without clear and convincing justification and substantial harm to,

or loss of, a listed building is strongly resisted.

The St Andrew's Conservation Area appraisal describes the walls and boundary of the church as vital to the heritage setting of the church and nearby buildings in the Conservation Area.

The wall was damaged in a storm in January 2024 and led to a partial collapse. The section of the collapsed wall is about 19m in length including part of the sloping section of wall. The subject wall has a series of shallow brick piers, mainly to the inside face of the wall. The subject wall is nearly 3m high when measured from the footpath side. Internally, with the ground being higher, the "effective" height is less, about 2.3m but varies in height along its length. The proposed replacement wall would have the same height, length and scale as the previous collapsed wall and would include the rebuild of a brick arch at the end of the wall. The internal side of the wall would include some additional brick buttresses / piers to strengthen it but these would not impact the external character. Detailed elevations of the works have been provided.

There is no objection to the repair and partial rebuilding of the collapsed wall. The Heritage Statement notes that the scheme would not alter the length or height of the wall. The proposal to include additional support by brick buttresses on the internal face of the wall would not harm its significance. In any case, the need for additional support is justified in the structural engineer's comments. However, the application does not confirm whether bricks from the collapsed section would be reused. The rebuilding would be sympathetic by reusing as many original bricks as possible to minimize the loss of historic fabric, and the wall's appearance would be retained. The balance to replace any unusable bricks could be made up with matching second-hand or salvaged bricks that match the existing bricks. Given the wall is Curtilage Listed, located within a Conservation Area, and forms part of the setting of a number of Listed Buildings, Sections 16, 66, and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 are relevant. The proposal for a like-for-like rebuilding of the wall is considered to preserve the special architectural interest of the wall, the character and appearance of the Conservation Area, and the setting of the Listed Buildings. With regard to the NPPF, no harm is caused to the significance of the heritage assets, and the proposal is compliant with Chapter 16.

Reclaimed bricks matching the existing are proposed to be used and a condition should be applied to any approval to ensure that exact material details are submitted to and approved in writing by the Local Planning Authority prior to the works commencing.

Overall, the rebuild and restoration of the damaged wall is acceptable and would preserve the historical significance and architectural quality of the Conservation Area and the setting of the Listed Building.

TREES

The application site is covered by Tree Preservation Orders which covers trees within the site.

No Arboricultural statement was provided with the application as the footprint of the replaced boundary wall would be the same as old wall and there will be minimal impact on any trees or hedges.

The Council's Arboricultural Advisor has commented that there is potential for tree roots to be

impacted by root severance and chemical leeching from wet concrete. Whilst trees and shrubs seem to be located away from the proposal the root systems may be affected. Non-dischargeable conditions for the protection of trees are suggested.

KEY ISSUES/CONCLUSIONS

The proposal is considered to be in accordance with the above-mentioned policies and guidance and approval is recommended.

RECOMMENDATION:

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

1 SC69 (Listed buildings) 3yrs

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

Reason:-

To comply with the requirements of Section 18(1) of the Planning (Listed Building and Conservation Areas) Act 1990 (as amended by Section 51 of the Planning Compulsory Purchase Act 2004).

2 SC09 (Materials) (Pre Commencement Condition)

No works shall take place in relation to any of the development hereby approved until details of all materials to be used in the external construction of the wall as well as a method statement for the rebuilding of the wall confirming the reuse of the salvageable bricks from the collapsed wall, and details of any additional bricks, which should match the existing bricks in respect of unit dimensions, colour, and texture, are submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area..

3 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.

4 Non Standard Condition 31

During construction of the development hereby permitted, the trees located at 222 High Road, Hornchurch shall not be lopped or felled without the written consent of the Local Planning Authority.

Reason: In order to maintain the existing vegetation at the site, which makes an important contribution to the character of the area, and to accord with Policy 27 of the Council's Local Plan.

5 Non Standard Condition 31

Before the development hereby permitted commences at the site, a Arboricultural Method Statement in accordance with the requirements of BS 5837 (2012) 'Trees in Relation to Design, Demolition and Construction' for all the trees located at 222 High Street, Hornchurch shall be submitted to and approved in writing by the Local Planning Authority. The protection measures as approved shall be undertaken at the site before any work in connection with the development hereby permitted commences at the site, and shall be retained for the entire period of the duration of any work at the site, in connection with the development hereby permitted, within the fence or other means of enclosure surrounding the trees, no activities associated with building operations shall take place unless previously agreed in writing by the Local Planning Authority.

Reason: In order to maintain the existing vegetation at the site, which makes an important contribution to the character of the area, and to accord with Policy 27 of the Council's Local Plan.

INFORMATIVES

1 Land Ownership

The applicant is advised that this planning permission does not give consent for any part of the development to encroach onto any land not within the applicant's ownership.

2 Highways Informatives

Changes to the public highway (including permanent or temporary access)

- Planning approval does not constitute approval for changes to the public highway. Highway Authority approval will only be given after suitable details have been submitted considered and agreed. If new or amended access is required (whether temporary or permanent), there may be a requirement for the diversion or protection of third party utility plant or highway authority assets and it is recommended that early involvement with the relevant statutory undertaker takes place. The applicant must contact Engineering Services on 01708 433751 to discuss the scheme and commence the relevant highway approvals process. Please note that unauthorised work on the highway is an offence.

Highway legislation

- The developer (including their representatives and contractors) is advised that planning consent does not discharge the requirements of the New Roads and Street Works Act 1991

and the Traffic Management Act 2004. Formal notifications and approval will be needed for any highway works (including temporary works of any nature) required during the construction of the development. Please note that unauthorised work on the highway is an offence.

Temporary use of the public highway

- The developer is advised that if construction materials are proposed to be kept on the highway during construction works then they will need to apply for a licence from the Council. If the developer required scaffolding, hoarding or mobile cranes to be used on the highway, a licence is required and Street Management should be contacted to make the necessary arrangements. Please note that unauthorised use of the highway for construction works is an offence.

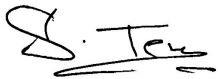
Surface water management

- The developer is advised that surface water from the development in both its temporary and permanent states should not be discharged onto the highway. Failure to prevent such is an offence.

3 Approval - No negotiation required

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

Authorising Officer:



Suzanne Terry

19th December 2024