

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1566.23

WARD: Hacton

Date Received: 20th October 2023

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

PROPOSAL: Conversion and refurbishment of existing buildings to provide additional residential accommodation for conference and training centre use, demolition of buildings EX02, 04, 06 and 07, single storey extension of upper barn, new single storey plant room building alongside, associated access, parking, landscaping and change of use to use class C2 (residential training centre).

DRAWING NO(S): PL001, PL002, PL004, PL011
PL015, PL016, PL021, PL022
PL041, PL052, PL025B, PL026B,
PL027A, PL041A, PL042A, PL043A
PL044A, PL045, PL046, PL047
PL051, PL052, PL053, PL064
PL071A, PL072B, PL080, PL025B
PL026B, PL027A, PL041A, PL042A
PL043BA PL044A, PL045, PL046
PL047, PL027A, PL051, PL052
PL053, PL064, PL071A, PL072B
PL080

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

SITE DESCRIPTION

The application relates to series of ancillary structures within the grounds of Bower House, Orange Tree Hill, Havering-atte-Bower. The main site comprises a Grade I listed mansion house which is located to the south of the site as well as a Grade I listed stable complex set within spacious landscaped grounds. In addition to the listed buildings a series of mid-twentieth century buildings lie towards the north of the site set within a historic walled garden area.

The site is currently owned by The Amana Trust, a registered UK charity whose aims are to

advance the Christian faith and to educate people in relation to that faith. The Trust has occupied the buildings and grounds for educational purposes since 2005 and currently occupies the two Grade I listed buildings on the site and has also made use of the facilities added to the site during the post-war period.

To the north of the stable blocks there is a series of structures, apparently built in 1960s which is totally out of keeping with the character of the listed buildings. Until recently there was also a large solid marquee on the grounds of the gardens of the original manner house (apparently constructed by the previous occupiers of the site). The marquee was unauthorised and detrimental to the visual amenity, historic significance of the building and the openness of the green belt.

A recent planning permission (Ref P1302.21) was granted in 2022 for the demolition of the 60s buildings and the construction of a new replacement facility to house kitchen facilities, dining area and flexible classroom space and the reinstatement of a Kitchen garden wall. This permission has yet to be implemented, although the buildings have been vacated and ready to be demolished and the marquee, has already been removed. However, this current planning application, does not relate to the Grade I listed buildings and the 1960s north wing.

This application relates to a group of structures to the north of the site comprising; disused and dilapidated barns, stables and storage buildings. Until 2016, the part of the site was separated from the manner house. Amana Trust then acquired the grounds (i.e. the barns and stables) which historically been associated with the main Manor House and now the two merged sites are under one ownership.

The structures comprise group of 9 farm buildings scattered to the north and east of the site. The farm buildings are in variety and shape and form and generally suffer from significant degrees of dilapidation - some quite serious - in ruins.

The structures has been identified on site location plan and include;

EX01 Back Building, single storey small brick built, lean against the boundary wall	14 sqm
EX02 Corrugated Metal Partial enclosure (part only roof no walls)	65 sqm
Ex03 Single storey brick wall flat roof	66 sqm
EX04 Stand Alone pre-fabricated timber single storey pitched roof	26 sqm
EX05 Main upper farm barn, wood frame part timber cladding part brick work	298sqm
EX06 Lean to corrugated metal Partial enclosure	73 sqm
EX07 Small enclosure integrated with EX06	12 sqm.
EX08 Main lower farm barn, wood frame, corrugated prefab board	160 sqm
EX09 Brick stable tiled roof - shallow pitch roof	169sqm

Except for Upper and Lower Barns, all other structures are insignificant in terms of their status, they generally small structures, later additions, in serious delapidated status which detract from the character of the conservation area. The upper barn, comprise

The main buildings with significant presence on site relates to the upper and lower barns.

The upper barn, single storey. The main part pitched gable ends with entrance elevation on the east gabled end perpendicular to the main pitch. It also include a series of single storey structures with mono shallow pitched as a wing to its south. It is a mixture of elm, oak and softwood. It contains much reused or salvaged timber. The building is of significant interest, however, need further

examination with respect to the remaining original fabric - please see condition.

The lower barn is a 3 bay structure with a central porch to the east elevation, mostly softwood. A corrugated fire board cladding covers the entire east elevation. It is significantly dilapidated, however it forms a historical connection in its setting and its relation to the rest of the site.

The existing buildings provide a total of 3,199.03 cubic metre in volume.

The last use of the Bower Farm site was as a farm (and stables) however, these structures appear to have been disused for many years and the buildings are in extremely poor condition, well beyond any viable economic repair for their lawful use.

In terms of designation, the Bower House grounds are located within the Havering-atte-Bower Conservation Area and the Havering Ridge Area of Special Character. The site is also located within the Metropolitan Green Belt and a Archaeological Priority Area. A Havering Wildlife Corridor runs through the Site, which links Local Nature Reserve and Essex Wildlife Trust Site Bedfords Park to the east of the Site to Havering Country Park to the west of the Site. Both Bedfords Park and Havering Country Park are designated as Sites of Importance for Nature Conservation (SINCs) Metropolitan within the Havering Local Plan. Bower Wood (part of Bedfords Park) to the west of the Site is also designated as Ancient and Semi-Natural Woodland. There is also an area of woodland surrounding the pond to the south of the Site and partially within the red line boundary that is designated as Priority Habitat Inventory Deciduous Woodland.

The site is located in an unsustainable location with PTAL 1a rating. The grounds are accessed from the west via driveways leading from Orange Tree Hill. The main entrance is two ways solid asphalt (outside the current application). There is also a secondary access to the site, which is not covered by hard surface to the north of the site and third access which is not currently in use (this forms part of this application) - although it was also formed part of the previous application and has received permission to be upgraded with hard surface.

DESCRIPTION OF PROPOSAL

The Bower House site is used by the Amana Trust for religious training purposes including day seminars, weekend retreats, conferences, and one-week training. It also acts as a headquarters for the Trust, offices and includes an ancillary accommodation block. Presently, the Trust pays for alternative accommodation in the form of either the rental of housing or temporary accommodation within the wider area to accommodate people visiting the site beyond those that can be accommodated within the existing accommodation block. The trust has purchased the additional grounds and associated building with the intention of providing the required residential accommodation on site.

The proposal would include the conversion, refurbishment, redevelopment of the existing agricultural buildings to provide additional student accommodation in the following manner;

- a) Extension to the existing upper farm barn to provide wheelchair accessible accommodation;
- b) Demolition of two of the lowest quality buildings
- c) Redevelopment of the existing building to provide a plant room;
- d) Associated access, parking and landscaping;

In effect three small, disused and dilapidated buildings would be demolished, two new buildings would be erected and two as much as possible would be preserved and converted. The resulting building would provide, 1 x 10-bed, 1 x 5-bed, 1 x 3-bed, and 8 x 1-bed residential accommodations to be used in association with the training centre / conferences within use class C2 of the use classes order.

The scheme also includes improvement to two access (one vehicular and one pedestrian / cycle) routes, and provision of further car parking together with extensive landscaping.

In details, the proposal will result in the demolition of the structures EX02, EX04, EX06 and EX07. The proposal would retain EX01 and EX03 in their current configurations, and would be converted / retaining as much as the salvageable fabric.

The existing EX08, the lower barn would be converted, significantly refurbished with inevitably new fabric. This building would provide 3 twin bedroom and 2 triple bed room. The volume would not alter and would remain as 794 cubic metre.

The existing EX09, the lower stable would be converted, significantly refurbished with new fabric. This building would provide 4 double bedrooms. The volume would not alter and remain as 499.90 cubic metre.

The upper barn EX05 would be retained and converted into 5 twin, 2 double and 5 single bedroom, the volume would be retained as 1,216.72 cubic metre. The roof has collapsed and the walls caved in and hence would be rebuild using existing materials or similar materials used.

In addition there would be two new buildings. BU01 would provide a plant room (254.11cubic metre). This building would replace the EX02 building with similar footprint, volume and height.

There would also be another building BU02. This building would be an extension to building EX05. The building would provide a 2 accessible accommodation with the volume of 212 cubic metre.

The proposal would result in marginal reduction in the volume to 3,198.36 cubic meter out of which 2,731.75 cubic metre would be existing the remainder 486 cubic metre new built.

In summary, there are 9 existing buildings, 7 would be retained 2 new units would be created. The proposed site arrangement broadly follows the existing footprint of the current structures.

The proposal would provide 32 car parking spaces for day to day use. Whilst an area to the north of the site would accommodate occasional car parking provision for such events as graduation ceremonies.

RELEVANT HISTORY

The scheme has been subject to a number of schemes, both historical and recent including;

230/48 Conversion of stables - Approved

188/50 Conversion of garage - Approved

405/57 Extension to test room - Approved

486/59 Building for trainees (sales and servicing centre) - Approved

1037/66 20 Bedroom annexe, showroom & external work in garden - Approved

342/67 Bedroom annexe - Approved

1948/70 External toilet extension - Approved

1382/83 Car park extension - Approved 7/3/84

There have been recent schemes which are more relevant to the history of site;

Conditional Planning permission (Ref. PI 286.15) was granted on 08-05-16 for the demolition of existing twentieth Century buildings and the erection of a replacement training centre facility approved. (Also the associated listed building Ref; L0008.15 received consent on 18-05-16 for ; for the refurbishment works to the stable block, including; removal of external fire escape stair, removal of externally mounted air conditioning units, reinstatement of original window openings, replacement of non-original windows with new timber sash windows and internal modifications.)

A subsequent lawful development certificate confirming the lawful commencement of the permission was issued in 2019 under I-PA Ref. E0018.19.

Conditional planning permission Ref; P1302.21, was granted on 01-08-22 for the, "Demolition of existing classroom, storage, WC's, bookshop and associated areas. Construction of a new replacement facility to house Kitchen facilities, dining area WC's and flexible classroom space. Reinstatement of the listed kitchen garden on West elevation, reconstruction of deteriorated North Wall, extensive landscape works within the immediate vicinity of new proposed construction and upgrading of the kitchen garden to re-instate original pleasure garden aspirations, including refurbishment of listed Stable Block; Removal of external fire escape stair, removal of externally mounted air conditioning units, reinstatement of original window openings, replacement of non-original format windows with new timber sash windows to match existing. Minor internal modifications to ensure fire safety following removal of external stairs. New proposed glass link structure between the Stable Block and the Chapels. Associated listed building was also approved on the same date.

A similar application Ref; P0780.23 was submitted early May 2023, however, this scheme incorporated a new building positioned in such a way that it would have blocked views to the pond. Hence, this application was considered unacceptable and the changes required to make it acceptable was substantial as it would have required, re-consultation with the stake holders and the neighbouring occupiers and hence it was recommended to be withdrawn and replaced by the current application.

Since, the current application has been submitted, there has also be a number of changes, including internal arrangement, sorting out levels, as well as providing further information with respect to the degree of retaining the salvageable fabric.

CONSULTATIONS/REPRESENTATIONS

the application has been advertised by way of site notice and press advert. Notification letters were sent to neighbouring occupiers.

One objection has been received. The objection cites concern with respect to the adverse impact upon the character of the village, loss of stabling to residential. The residential element would not suit the Green Belt, and would potentially pressure on village green undermining current status of the village. The objection explains that the buildings should be used to provide stable facilities for ponies for maintaining the grass on the village green / or for ancillary structures associated with farming activities.

It should be noted a similar scheme which had recently been received but withdrawn, attracted one support with comments worth of consideration. The letter had explained that; "The buildings are beyond economic repair for the stabling of horses and, indeed, were not at all practical for that purpose being on quite a steep hillside. The upper barn is exceptionally attractive and I think it will be restored/renovated/repared to be a really attractive part of the village. Bringing the farm back into one ownership with the Bower House itself is of course highly beneficial. Some of the timbers in the upper barn were originally from ships, probably naval vessels of the day. Or they might even have come via one of the royal palaces in the village. If that could be researched and if the few such timbers could be retained in this restoration, that would be a great benefit. Full support in their efforts for restoration The return of those houses that the Amana Trust own in the village into private ownership will be a useful extra benefit."

The following internal and external consultation responses have been received:

Thames Water; No objection to the current scheme.

Historic England - delegates consideration to the local authority /

Greater London Archaeological Advisory Service (GLAAS) - the proposal is likely to have a significant effect on heritage assets of an archaeological interest and hence, conditions are recommended should the application were to be approved.

Place Services Conservation Consultants (landscape) Place Services Conservation Consultants (Historic / Architectural), after revisions / additional information support the scheme. Recommends condition if permission were to be granted (will be discussed further below)

Place Services Conservation Consultants (historic) support scheme subject to conditions - will be discussed below.

Place services Ecology; Support the proposed enhancement of the existing farm buildings on Site, however have included a number of recommendations to enhance the scheme and reduce the impact on the Havering-atte-Bower Conservation Area (please see below for further analysis).

Local Highway Authority -

Environmental Health - no objection in terms of both land contamination and Environmental Health; concerns regarding the air quality impact of the site.

The size of site would be deemed a major development (with number of units and total size of the site). As such, a full Air Quality Impact Assessment for the proposed development is required. Similarly an Air Quality Neutral (AQN) assessment will be required, as it is unclear if the site will meet this criteria. For example, for transport emissions, the development would not be considered as AQN neutral, as the provision of EV charging does not meet the requirement of 20% of car parking spaces need to be active, with provision for passive EV for all other spaces. This would require at least 7 to be active, although this is recognised that this standard is for residential use (T 6.1 in the London Plan) and therefore this may not fall neatly into this provision. I am less concerned regarding the provision of EV for the temporary car parking areas, as this has irregular use, and therefore would not require to meet the AQN benchmarks. Similarly, no AQN benchmarking assessment has been made regarding the proposed building works, and converting parts of the site to residential units. Conditions would be required or refusal is recommended.

Lead Local Flood Authority - no details provided

Secured by Design Officer - no objection.

London Fire Brigade Water Team - no objection.

Water authority; We are unable to make an accurate assessment for the proposed development because no drainage strategy has been submitted with the application and therefore it is not clear where the applicant is proposing to connect to Anglian Water network.

Urban Design consultants have been instrumental in shaping the proposed development. Their comments in respect of the latest revisions is as follows;

Following receipt of the revised drawings in July 2024, the quality of drawing packages, layout plans, architectural language and material proposals have sufficiently improved in addressing the previous design concerns.

The proposals for the existing farmstead and ancillary buildings have been informed by an appraisal of the existing disrepair to guide considered design interventions. This has allowed design principles to emerge for the retention, refurbishment and new extension of the scheme.

Site Strategy

The hard landscaping to the single access route centrally located indicated as 'sealed surfaces' states the use of 'concrete /asphalt / water proofing stone', the preference for this material would be gravel.

The material tone of the brick pavers to the immediate areas of the barn and stables should be a similar tone of the overall brick tones of the buildings.

The removal of the 22 spaces from the northern part of the temporary parking area is welcomed. This allows the views from the north to the scheme to be viewed as natural vegetation. Consider a wilding approach to maintain ecological functions to this area.

The overlapping ramp and wheelchair turning circle zone following revision acceptable. The external wheelchair storage is understandable for charging, however an internal storage space is preferable in terms of equitable use.

Detail elevation and section drawings of the combined bike / refuse storage have now been provided.

Quality of Accommodation

The overall layout of accommodation appears to be simplified in terms of spatial layouts.

Architectural Expression

Facade

- The principle of reusing the existing brickwork is welcomed.

- A clear rationale for where new and old materials are being applied has been demonstrated.

- The general principle of applying the darker (black) timber cladding at the ground level and lighter (oak) timber cladding on the upper levels is appropriate.

Openings

- There is a consistent rationale applied to the door and window allowing the material palette to read coherently across the scheme.

Roofing

- The roof strategy to retain and relay the existing clay tiles is acceptable.

- Where possible the material tonal finish of the new roof lights / Velux windows within the roofscape should either match the tone of the clay tiles to keep a consistent reading of the roofscape or match the new window openings in material finish and RAL colour.

- The new corrugated metal roof should match the new window opening material finish and RAL colour to allow for a simple material palette.

Landscape

- Biodiversity Net Gain (BNG) of 21% is proposed.

- There are no children expected to be on site as the facility is for postgraduate students, as a result no play facilities are required

RELEVANT POLICIES

The development plan for the purpose of s.38 comprise Havering Local Plan (2016-2031) adopted 2021.

Local Plan 2021

Policy 12 Healthy communities
Policy 16 Social infrastructure
Policy 17 Education
Policy 18 Open space, sports and recreation
Policy 19 Business growth
Policy 23 Transport connections
Policy 24 Parking provision and design
Policy 26 Urban design
Policy 27 Landscaping
Policy 28 (Heritage assets)

Policy 29 Green infrastructure
Policy 30 Biodiversity and geodiversity

Policy 33 Air quality
Policy 34 Managing pollution
Policy 35 Waste management
Policy 36 Low carbon design and renewable energy

London Plan 2021 are also relevant.

Policy HC1 (Heritage conservation and growth)

Policy G1 Green infrastructure
Policy G4 Open space
Policy G5 Urban greening
Policy G6 Biodiversity and access to nature
Policy G7 Trees and woodlands

Policy T4 Assessing and mitigating transport impacts
Policy T5 Cycling
Policy T6 Car parking
Policy T7 Deliveries, servicing and construction

On 12 December 2024, a revised National Planning Policy Framework (the Framework) was published. Those parts of the Framework most relevant to this are as follows;

Achieving sustainable development

- Building a strong, competitive economy
- Promoting healthy and safe communities
- Promoting sustainable transport
- Making effective use of land
- Achieving well-designed places
- conserving heritage asset.
- Conserving and enhancing the natural environment
- Facilitating the sustainable use of minerals

MAYORAL CIL IMPLICATIONS

The proposal would not amount to any increase in floor space, hence the proposal would not be CIL liable.

STAFF COMMENTS

The main considerations in this case relate to the following key issues:

- The principle of the development, including the impact on the Green Belt, including the visual impact of the development on the character and openness of the Green Belt and the general landscape.
- The impact on the Grade I listed heritage assets; including the historic fabric of the stable block, as well as the setting of Bower House and stable block.
- The impact on the special character and appearance of the Havering-atte-Bower Conservation Area.
- The impact on the amenity of adjoining residential occupiers
- the impact upon highways/parking implications.

Other issues, archaeology, air quality, energy efficiency, nature conservation and biodiversity / ecology and flooding / drainage.

PRINCIPLE OF DEVELOPMENT

The applicant, the Amana Trust, have occupied the buildings and grounds for educational purposes since 2005 and currently utilise the two Grade I listed buildings on the site and has also made use of the facilities added to the site during the post-war period. Prior to the occupation of the site by the Amana Trust the site was owned by the Ford Motor Company who also used the buildings for conferences and training purposes.

Amana trust have used the site for training and educational use in addition to religious studies. Since, 2014, Amana Trust have sought to provide residential accommodation on site for resident students.

The proposed scheme significantly differs from the original approach, where the scheme included the demolition of all existing buildings, significant reduction in trees around the lake and the provision of new modern buildings surrounding the lake, with substantial destruction of natural habitat and damage to biodiversity. The current scheme would preserve much of the historic layout, bring back the redundant and delapidated buildings back into use, restoring the historical association with the manor.

The application Site is located within the Metropolitan Green Belt and therefore the NPPF (Chapter 13) is taken into consideration when reviewing this application. The development plan considers development in the Green Belt as inappropriate, however exceptions include ; the partial or complete redevelopment of previously developed land, where redundant or in continuing use which would not have an impact on the openness or cause substantial harm to the openness of the Green Belt. It is recognised that the proposals are redeveloping an existing built site and therefore considerations for reducing the landscape and visual impact on the sensitive setting of the Conservation Area and surrounding listed buildings are pertinent.

Hence, it is considered acceptable in principle. However, the important issues, with respect to impact upon openness, character, ecology, amenities, archaeology and highways issue need full consideration. These issues are considered below.

GREEN BELT IMPLICATIONS

The National Planning Policy Framework (NPPF) attaches great weight to Green Belts in preventing urban sprawl by keeping land permanently open. In addition the NPPF sets out five purposes of the Green Belt, which includes to check the unrestricted sprawl of large built up areas and to safeguard the countryside from encroachment. As with previous Green Belt policy, the NPPF advises that inappropriate development is by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Paragraph 5.1.11, of the Local Plan explains, Havering is one of London's greenest boroughs with extensive open spaces and more than half of the borough designated as Metropolitan Green Belt as identified on the Proposals Map. The spatial strategy of the Local Plan is to optimise the use of brownfield land with suitable brownfield sites being developed first meeting the demand for new homes and business growth and to provide continued protection for Havering's Green Belt and its most valuable open spaces and its ecological assets. The Local Plan explains with respect to the development in Green Belt, it would follow the approach and guidance set out in the NPPF.

The fundamental aims of Green Belt Policy have not changed, and neither have the five purposes of Green Belt. What has changed is a shift towards Green Belt Review by LPAs, the introduction of 'Golden Rules' for major development in the Green Belt and the introduction of 'Grey Belt'.

In addition to the old (para 154) list of development which is not inappropriate in the Green Belt, housing, commercial and other development (i.e. all development?) is now not regarded as inappropriate in the Green Belt where:

"(a) the development would utilise grey belt and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan,
(b) there is a demonstrable unmet need for the type of development proposed and
(c) the development would be in a suitable location, with reference to paragraphs 110 and 115 of the Framework"

In this instance it is not considered that para 155 applies as the site is not in a sustainable location.

Of particular note is a change to 154(g) regarding limited infilling or development of previously developed land. Rather than referring to allowing redevelopment of previously developed land "not having a greater impact on openness or not causing substantial harm where it would be PDL and is affordable, the test is now just "not cause substantial harm to the openness of the Green Belt".

The revised NPPF 2024 sets out forms of development that are deemed to be appropriate within the Green Belt. The proposed revised exception relates well to the proposed development.

The application has not been supported by the submission of a Landscape and Visual Appraisal (LVA), however since the proposal is the redevelopment of an existing built site, it is assessed that an LVA is not required (this is confirmed by the council's consultants).

In terms of the impact on the openness, the proposed buildings are arranged so that it would have no adverse impact upon the openness of the green belt. In particular, the position of the new buildings are broadly in the same position, with similar style that currently exists on site with comparable layout, footprint and volume. It will also be noted that alteration and adaptation or replace with associated parking would not disrupt the views of the pond, or the the setting of the Grade I listed Bower House. The scheme which was withdrawn included a new building which blocked the view to the pond. This building has been removed in the new scheme.

It should be noted that whilst the proposal would amount to the provision of residential accommodation, these would be associated with the existing manor house. That is to say, the historic connection between the manor house and the associated structure would be re-established, which is regarded as a positive attribute to the scheme.

The heritage adviser has commented positively with the principle of the development. It has been emphasised that the proposed development should not be regarded as subdivision of plot to create residential development. The proposal would restore the historic connection of the main buildings with the original associated elements which have long been severed. Further the proposal would restore significant degree of dilapidated building back into use. Thus, subject to detail consideration in particular with relevant criteria which is considered in more detail in the following "conservation area / listed building" section, it is considered that the proposal would be acceptable in principal.

The proposal would bring back significantly dilapidated buildings back into use and there is no conflict with Green Belt policy .

CONSERVATION AREA

The Bower House grounds are located in the Havering-atte-Bower Conservation Area.

The statutory duty applied to Local Planning Authorities in the exercise of their planning functions in conservation areas is set out in section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This is that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. This is reflected in Havering Local Plan 2016-2031 Policy 28 which states that the Council will support proposals that, amongst other things, would provide well designed and high quality development in a Conservation Area.

The Heritage SPD states that demolition should only be considered where the building fails to make a positive contribution to the character and historic significance of the Conservation Area. Replacement buildings will be expected to be high quality buildings which make a positive contribution to the character of the Conservation Area. New buildings should respect the important characteristics of the Conservation Area. It is important that high quality materials are used in order

to provide a building that complements the quality of the existing architecture.

The NPPF states that local authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal. In determining proposals, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities, and
- the desirability of new development making a positive contribution to local character and distinctiveness.

According to the Conservation Area Character Appraisal the Havering-atte-Bower Conservation Area's spatial qualities are determined by its ridge-top location and the visual dominance of the green. The Conservation Area includes extensive areas of open land south of Broxhill Road and to the east of Bower House, bounded by Bower Wood.

The Character Appraisal identifies the key characteristics of the Conservation Area, which includes the ridge-top location, the extensive areas of open land to the east of Bower House, although the House and buildings are barely seen due to their visual containment. Map also identifies several buildings within the application Site as making a positive contribution to the area and some with opportunities for enhancement. The appraisal states (Para 4.3) that "the deterioration of farm buildings is noticeable in some places and there may be some pressure for change of use, which could be beneficial if sensitively managed" and "the future use of redundant farm buildings in poor repair at Bower Farm needs to be considered".

Within the Management Proposals, the farm buildings are outlined as Improvement Sites which need repair, enhancement and major intervention and should be considered for re-use as business units or residential but should not detract from the Conservation Area.

The scheme has evolved significantly since it was originally envisaged. There have been a number of schemes since the Trust engaged in dialogue with the council. Further, the scheme has been further amended since it has been submitted.

The principle approach throughout the present scheme is to convert the existing buildings to a modern and economically viable use.

The design approach is to protect the buildings in their current form but restore them sensitively as necessary.

The two main buildings the upper barn and lower stables which still reflect the original form would be converted, with the retention of much of original fabric. Since the application been submitted the applicant has provided additional drawings and information with respect to the extent of the retention of the original fabric and details provision with respect to materials whilst the design has also be rationalises.

The scheme would include the removal of two buildings, both these buildings (structures) are not original, they are poorly designed constructed in inappropriate materials, with negative impact upon the original historic character of the site. The single replacement building EXOI with BU01 proposed is envisaged through the demolition of an existing utilitarian building and the erection of a modern building to serve as a plant room. It is reflective of the scale, form and form of the buildings proposed for conversion. The materials proposed for the new building are also reflective of those within the conversion thereby ensuring consistency in the design approach and delivering a high quality development as expected by national and local policy.

The other building to replaced (referenced as BU02), would comprise the extension to the existing upper farm barn and will enable new accessible accommodation. (In the previously withdrawn scheme, the proposed BU02 building was designed as a separate entity and located on edge of the existing pond.) This was considered unacceptable as it would have harmed the openness of the site as well as having impact upon the heritage value of the site. Hence, this element has been revised and now forms and extension to the existing main upper barn building. Because of the constraints in conversion of the existing structure, this approach would be the only means to satisfy the need for the accommodation for those with impaired mobility.

The heritage officer has considered the application and is generally supportive of the proposal to refurbish the buildings and putting them to viable uses. It has been explained, "without a regular stream of income to support their upkeep, most traditional farm buildings will not survive.....Without appropriate uses to fund their long-term maintenance and repair, they will disappear from the landscape. The proposed residential use to provide accommodation for conference and training centre use, in this regard, is not considered contentious but consistent with their conservation."

The buildings, including the Lower and upper Barns, are in such poor conditions as to need complete redevelopment. However, the present scheme has ensured that any salvaged remnants would be retained and the original materials would be reused and any new materials would be closely matched to the original materials. Also in terms of its configuration, profile and design, the part converted / part reconstructed building would be similar to the original building.

At this stage, the buildings are structurally unsound and constitute hazard for thorough assessment. However, once the buildings have been secured it would be necessary to visit the site to assess through assessment of the fabric to be retained. Conditions would be imposed with respect to materials and scope of works and inspection of the site at appropriate time.

It is considered that the proposal would protect the historical and architectural merit of the heritage asset. In particular, the proposal would merge the section of the original manor house which has been long separated from each other. The proposed structures, whilst in residential form, would be used in association with the existing primary buildings. This association is extremely significant and that the replaced or reused buildings would not require the subdivision of the original plot.

By removing existing unsympathetic development, the construction of well-designed buildings and the opportunity to better secure the continued use of the listed buildings within the site, is considered to significantly enhance the values of the heritage asset. The proposal is therefore considered to accord with the NPPF in this regard.

The proposal would also include associated parking area. In particular an area to the north of the site is designated as temporary car park spaces (on sporadic occasions such as graduation). This

area would incorporate grasscreed landscaping. Since the application been submitted, the revised scheme has been negotiated to reduce its area plus increase in trees and shrubberies to conceal the view to the car park from higher vantage point from the north. This approach ensures that the proposed associated parking would not have any significant impact upon the open character of the Green Belt or adverse impact upon the historic asset.

In addition to the Conservation Area designation the site and surrounding area forms part of the Havering Ridge Area of Special Character. Havering Ridge was recognised by the former London Planning Advisory Committee as an Area of Special Character because of its skyline character and the panoramic views it affords of Central London. It has also been identified by Historic England as an Area of Heritage Land for its combined intrinsic value for landscape, historic and nature conservation interest. Any proposals which come forward for new buildings on the site should have regard to the special character of the area and demonstrate that they would not have adverse impact on either the skyline or views.

It is considered that the refurbishment, the conversion and to bring back the existing buildings into an economically viable use, would ensure that the new building would not form an unduly tall, obtrusive or disproportionate addition to the skyline or unduly harm the special landscape character in this area.

LISTED BUILDING

Bower House is a Palladian mansion, which was built in 1729 for John Baynes, with grounds laid out by Charles Bridgeman, incorporating some fabric from the former royal palace. It was the architect Henry Flitcroft's first commission. There is a surviving ice house and pond in the grounds, built as a later addition to Bower House. In context, the stable block, chapel and walled garden form part of the development of the grade I listed Bower House and are contemporary with Bower House.

The guidance in the NPPF at paragraph 212 is that great weight should be given to the significance of a designated heritage asset. Any harm needs to be clearly justified. Where there would be harm from new development this should be weighed against the public benefits of the proposal.

It should be noted none of the existing buildings the subject of this application, is designated as listed structures / buildings. However, given the association with the principal listed buildings it is important their setting would not adversely affect the historical or architectural value of the historic assets.

The National Planning Policy Framework (NPPF) explains, in determining applications for works to listed buildings, bearing in mind their significance and the impact of the proposal(s) on that significance, local planning authorities have to take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness. When 'considering the impact of a proposed development on the significance of a

designated heritage asset, great weight should be given (by the local planning authority) to the asset's conservation (and the more important the asset, the greater the weight should be)'

Policy 28 of the Local Plan, states that in order to ensure the preservation of the significance of listed buildings in Havering, planning applications involving alterations, extensions, alternative viable uses, or changes to their setting, 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.

While the application does not directly affect the historic fabric or character of Bower House, the proposed development could potentially affects its setting.

The proposed modifications to the buildings (subject to use of appropriate materials and detailing) are considered acceptable. The impact from the proposed modification to the buildings has been assessed where it is concluded that the proposed modifications as well as the change in use would have a positive impact upon the character and appearance of the value of the historical asset. In particular the marrying of the original ancillary structures which have been long severed from the Manor House, to the main buildings on site is considered as a positive move.

Specialist advice has been obtained from the heritage adviser as well as the council's urban design officer to assess the application. Whilst the proposals were generally supported, there was some concern with respect to lack of detail in the information provided, the impact upon landscaping and the heritage values.

After a series of negotiation and a number of revisions, the heritage adviser express satisfaction with the amended scheme.

Historic England have been consulted, they have explained that they are happy for the council to determine the application.

Heritage adviser and urban design officer have now advised that they have no objection to the proposals subject to conditions.

Overall, it is considered that the proposal would have a positive impact upon the heritage value of the site.

IMPACT ON AMENITY

The proposed development would be set well within the mature grounds of Bower House and significant distance from the nearest residential properties located on the west of the site on the opposite side of Orange Tree Hill. Given the distance and that the proposal would largely be within confinement of the existing development, it is not considered that the proposed scheme would result in any undue impact on the amenity of neighbouring residents. The issue with noise associated with traffic will be discussed below, however, it should be noted that the proposal would result in substantial reduction in trip generation, thereby, the noise and disturbance associated with traffic movement would be reduced.

The Environmental Protection team has commented there would be no concerns regarding noise from the development once completed, but would require a CMS for when the site is being developed, particularly in relation to dust and noise which may affect local residential properties, and the wider area. Hence a condition would be imposed as requested.

In these respect the proposal would comply with policies 7 and 34 of the adopted Local Plan.

HIGHWAY/PARKING

Currently there are two vehicular access to the site from Orange Tree Hill. The main tarmac access to the site is located to the west of the Bower House. This access lead to 64 car parking spaces, on tarmac, 54 parking spaces are provided to the west of Bower House with remaining 10 to its north which incorporates 3 disabled parking bays.

There is also a secondary access, (Bower Farm) further north - gravel path. This leads to 29 unmarked car parking spaces on gravel immediately to the secondary entrance further north.

Currently, the significant majority of vehicular movements associated with the Amana Trust's use of the site occur via the main access to the Bower House site. This includes the primary access route for delivery and refuse collection purposes, as well as general car parking spaces for the staff, student and visitors.

There is already an approval (application Ref; P1302.21), to reuse the secondary access to Bower Farm which already exists but not used, such that this would become a primary delivery access route for the whole site in relation to in particular, deliveries and refuse and recycle as well as providing access to the proposed development.

The information provided would indicate that access would follow approximately 95% of the existing route. The proposed route, width and dimension is designed to minimise the impact upon of the access road upon the ecology and loss of any significant degree of greenery.

The proposed details also reveals there would be sufficient visibility splay on to the main road. However, a condition would be imposed to ensure that the visibility splay is provided. The details indicates a 3.7m wide road. This is larger than a single carriage way, but is required for Fire engine access. The details also indicates 6m diameter radiuses and this passes all obstructions.

Further, in order to prevent flooding from the road access and car parking, a condition is recommended to ensure all surfaces would be permeable. A condition is also recommended for the details of the material for the surface of the access road is submitted to ensure the aesthetic quality of the access road would have an acceptable impact upon the visual amenity of this historical surroundings.

Under the approved scheme, (outside of the current application boundary) the proposal would retain the existing on site car parking arrangements and would provide a capacity of 64no. parking spaces, 3 accessible spaces . There would also be 6 additional car parking spaces to the north of the proposed training centre adjacent to the kitchen, which would only be used for the staff (generally kitchen Staff).

Under the current scheme the accommodation would provide 28 parking spaces (on existing hard surface car park) and 4 disabled parking spaces on the south side of the pond.

There is also a third access route to the site. This has not be used for a long time. It is proposed to use this access - for cycle and pedestrian route to the complex.

The proposal would also provide long term cycle storage facility as well as short term cycles stands for short term use.

The proposal would also include the provision of 66 temporary car parking spaces (originally 88 but the number were reduced in order to introduce additional trees to improve landscaping and concealing the view to the car park). This temporary car park would only be used approximately 28 days in a year, for special occasions, such as graduation ceremonies or conferences. This car park to the north of the site would be on Grass Crete surface with landscaping around. Overall, at the occasion of events, the low PTAL is a concern. The applicant has explained that they would make every effort to provide shuttles from and to the nearest overground and underground stations such as Romford or Newbury Park, both approximately 15 min drive. Car-pooling is encouraged on the arrivals from other areas of London

According to the supporting statement the proposal would result in less trip being generated, because there would be no daytrip for students currently living outside of the premises to come to study to the institution. Although, the resident student would potentially, need to travel outside the premises for daily shopping, this would be largely organised through using shuttle service as far as possible.

It should also be noted that the current access arrangement does not make good provision for disabled users. The proposed scheme would provide levels appropriate and immediate access to the facilities such that users would benefit from direct access to bespoke mobility accommodation. Such an approach is consistent with policy advice in NPPF that seeks for applications to address the needs of people with disabilities.

The scheme suggest the provision of electric charging facilities, albeit, it is emphasised that currently, no members of the trust benefit from an electric car park. A condition is recommended that the submitted scheme shall include provision for at least 20 percent to have active charging facilities and 20% passive provision for with respect to the overspill car parking area, and at least 40 percent to have active charging facilities with remainder passive provision limited only to the permanent parking spaces. The development shall be carried out in accordance with the approved scheme which shall be operational prior to the first occupation of each dwelling and thereafter retained.

Due to the character of the proposed scheme, the overall impact on the existing highway infrastructure is considered to be minimal. The Local Highway Authority (subject to imposition of conditions securing, wheel washing and construction management) has raised no objections to the proposal and it is considered that the proposed car parking and access arrangements are satisfactory for the proposed use.

OTHER ISSUES

The site's immediate proximity to the Trust's existing facility at Bower House is considered to be a key benefit of the site. There is limited opportunity to provide additional accommodation in the area, in particular with reference to the extent of the green belt. Currently there a number of property in the village and nearby which are occupied by the existing students.

The proposal would provide residential accommodation of a type for which a need is identified, in accordance to the local plan policies. Consequently the proposal would alleviate the pressure on housing demand locally which is considered a major benefit. the proposal would also bring about significant economic benefit during and post construction phase of the development.

TREES

A Havering Wildlife Corridor runs through the Site, which links Local Nature Reserve and Essex Wildlife Trust Site Bedfords Park to the east of the Site to Havering Country Park to the west of the Site. Within Bedfords County Park adjacent to the Site, an Ancient Woodland and Priority Habitats (Deciduous Woodland/Woodpasture and Parkland), and Site of Importance for Nature Conservation (SINC) are located. The site also lies within the Havering Wooded Hills Landscape Character Area (LCA) as identified within the Land of the Fanns Landscape Character Assessment.

The key characteristics for this LCA include : south facing slopes along the urban edge to the south, elevation and step slopes afford views towards London skyline, strong parkland character, patches of pasture and arable land remnant with parklands interspersed with woodland blocks, typical medieval historic Essex villages such as Havering-atte-Bower. Hence, particular attention need to be paid to landscaping and ecology of the site.

The application is accompanied by an ecology report, which recommends mitigating measures to reduce the impact of the proposed development upon wildlife (in particular protected species such as great crested newts and bats), in particular during the construction phase of development. Therefore a condition is recommended to ensure the proposed mitigating measures are complied to protect the wildlife. The drawings provided also include detail landscape plans.

The ecology services have advised that they are generally supportive of the scheme. They have explained the positive element of the scheme, including; the introduction of an area of woodland proposed within the Site to mitigate for the removal of trees. They consider that this will be planted with a selection of slow growing hardwoods and some faster trees to develop a woodland habitat more quickly. The service also welcome the under-planting within this area to improve the habitat. The service have however recommended the following considerations;

- Common elder (L. Sambucus nigra) should not be specified as part of the mix. The shrub is very vigorous and will supress the growth of the other species' specified.
- Permeable paving and other surfaces are proposed within the root protection areas (RPA) of a number of existing trees within the Site. As per the Arborcultural Report and Arborcultural Implications Assessment (Para 6.6, Dated: 05/10/2023 Rev. B). A no-dig treatment is proposed for any surfaces within RPAs and should be marked as such on any submitted landscape plans.
- Support the inclusion of trees proposed close to the entry road and in close proximity to other hard surfaces, however to ensure the successful establishment of trees, the details of tree pit design to be provided. Details of root barrier systems should also be provided.
- Consider formal outdoor seating areas and bins would also be needed.
- The area of the temporary over flow car park would be visible from Orange Tree Hill and hence

appropriate attention need to be paid to this.

- Advise a urban greening factor (UGF) calculation and plan is submitted.
- Havering wildlife corridor runs through the Site, and it would be helpful to understand if and where this will be strengthened/enhanced within the proposed plans.

The Urban Greening Factor (UGF) is 'A tool that evaluates and quantifies the amount and quality of urban greening that a scheme provides to inform decisions about appropriate levels of greening in new developments'.

The UGF is set out in Policy G5 of the London Plan. It aims to increase green cover and be considered at the beginning of the design and planning for new buildings and developments. The UGF is calculated based on a range of factors in a table for different greening factors (example below). The London Plan recommends a target score of 0.4 for predominantly residential developments, and a target score of 0.3 for predominantly commercial developments. Existing green cover on site that is retained can be counted towards the score, and where this existing green cover is protected for reasons such as biodiversity or as open space other relevant planning policies will continue to apply in addition to the UGF.

Since the comments have been received, the application has provided further details with respect to surfacing of the access routes. Also, Urban Greening Factor has been calculated and provided. In addition, the area of the temporary overflow car park has been reduced, replaced by trees to conceal the over flow car park from wider view. The Score for UGF is calculated at 0.63 as indicated on the revised drawings PL.012 revision C. This means that the amount of greening into the scheme would be above the standards. The applicant has also provided BNG, calculation which 21% which well exceed the 10% as required by the adopted standards. Given the status of the site, as a wildlife corridor, the achieved figures for BNG and UGF are considered acceptable.

The service has recommended a number of conditions which would be accordingly imposed. It is considered that subject to conditions the proposal would be acceptable.

SUSTAINABILITY/ENERGY EFFICIENCY

Energy efficiency; The accompanied report, makes it clear that the proposed measure would meet the acceptable level of standards. There would be significant improvement to the fabric of the buildings and hence improvement in energy efficiency. Condition would be imposed to secure the position with energy efficacy.

Surface water;

The drainage proposals appears to be good and acceptable with the decrease in runoff rate and an increased storage utilising natural retention. Condition is recommended to secure the position with surface water drainage and the necessary mitigating measures.

Air Quality;

The scheme would include 1 active and 3 passive EVC points. Also the heating strategy is to be for the development CHP/Ground Source Heat Pumps. The Environment protection team recommends conditions should be imposed, to ensure that the proposed development would be Air Quality Neutral.

LAND CONTAMINATION

Land contamination;

The Environment Protection team has found it necessary to require condition with respect to Land Contamination which would be imposed as such.

ARCHAEOLOGY

Archaeology

The planning application lies in an area of archaeological interest (Archaeological Priority Area) identified in the Local Plan: Havering-atte-Bower

The Bower House complex dates from the early eighteenth century but early occupation is indicated by a building at Bower Farm being marked on seventeenth century mapping. The relationship of the site to the mediaeval royal palace at Havering-atteBower and the Saxon hunting park is not understood but the site occupies the same topographic prominence. Roman building materials and a Bronze Age metal hoard indicative of a high status settlement have also been found at Havering-atte-Bower suggesting a favoured location reflecting local topography and geology on the Stanmore Gravel.

The standing barns at the site appear to represent the early phases of Bower Farm so if the proposals are approved then a programme of pre-conversion historic buildings recording and research would be appropriate as a condition of any consent. As the proposed scheme will also involve groundworks for new buildings, foundation schemes for the conversions, and for associated services and other supporting infrastructure, a condition securing a programme of archaeological work would also be appropriate. This would have aims of improving understanding of the post-mediaeval development of the site, investigating any earlier activity, and conveying the results to future residents and visitors.

The Greater London Archaeological Advisory Service (GLAAS) has recommended two-stage archaeological conditions to safeguard the archaeological interest of the site. These conditions are per GLAAS advice is recommended

SECURED BY DESIGN

A condition is recommended to ensure the proposal would follow the secure by design principles and details.

SECTION 106

The proposal would not be result in any significant impact upon social and public local infrastructure, air quality and other sustainable mitigating measure requiring a s.106 agreement. All the mitigating measure would be covered by suitable conditions.

KEY ISSUES/CONCLUSIONS

It is considered that the proposed development raises considerations in relation to the principle of the development, including the impact on the Green Belt; the visual impact of the development on the character and openness of the Green Belt and the general landscape. It also raises considerations with regard to the impact on the Grade I listed heritage assets; including the historic fabric of the stable block, as well as the setting of Bower House and stable block as well as the impact on the special character and appearance of the Havering-atte-Bower Conservation Area.

It is considered that the elements of the development would not be disproportionate, visually intrusive or have a harmful impact on the open character of the Green Belt.

It is also considered that the proposal would have a positive impact upon the historical and heritage value of the Grade I listed buildings and the Havering-atte-Bower Conservation Area.

The proposal is considered to be acceptable in all other respects and it is therefore recommended that planning permission be granted subject to conditions.

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 SC10B (Details of work/material samples) (Pre Commencement)

FACADE

Prior to the commencement of the development hereby approved, the samples or a schedule illustrating the types and colour of the materials to be used in the external finishes (bricks/ roof tiles) shall be submitted to and approved in writing by the local planning authority prior to their first use on site. The development shall be implemented in accordance with the approved details.

Prior to any bricks being laid, a brick sample panel, showing the brick type(s), brick bond coursing, mortar and pointing technique, shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed sample panel details.

Before the new roof(s) hereby approved is/are installed, samples or detailed specifications of the new roof tiles/slates, which shall be natural clay non-interlocking pantiles/natural

slates/plain clay tiles/rosemary tiles, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed materials.

WINDOWS & DOORS

Prior to their first installation on-site, additional drawings that show details and specification of proposed new windows, doors, rooflights, fascia and cills to be used, in section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.

All external windows and doors shall be of a timber or aluminium cladding construction only. Details of their colour, design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors hereby approved are installed. The works shall be carried out only in accordance with the agreed window and door details.

In relation to the above condition, trickle vents shall not be inserted into the windows/doors hereby granted consent.

Before any window or door heads and cills are installed, details of their design, material and construction, in the form of scale drawings and material samples/specifications, shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed heads and cills details.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the doors, windows, materials and rainwater goods to be used. Submission of samples prior to commencement will safeguard the appearance of the building and the character of the immediate area.

3 Non Standard Condition 56

No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured with respect to the main structure as the main barn (identified as EX05) in accordance with a written scheme of investigation, to be approved by the planning authority.

Reason;

In the interest of the value of historical asset.

4 SC11 (Landscaping) (Pre Commencement Condition)

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard, soft and boundary treatment landscaping works for the site, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows in the surrounding area. A specification of soft landscaping, including proposed trees, plants and

seed mixes must be included. The specification should be in line with British Standards and include details of planting works such as preparation, implementation, materials (i.e. soils and mulch), any protection measures that will be put in place (i.e rabbit guards) and any management regimes (including watering schedules) to support establishment. This should be accompanied by a schedule, with details of quantity, species and size/type (bare root, container etc). Hard landscape details such as surface materials and boundary treatments must also be included. The landscape scheme shall be implemented in accordance to the approved details, in the next planting season and managed as such thereafter.

Reason: In the interest of biodiversity, sustainability, and to ensure that the landscaping is of high design quality and provides satisfactory standards of visual amenity in accordance with Havering Local Plan Policies 7, 27, 29 and 30 and London Plan Policy G5.

5 SC12 (Preserved trees) (Pre Commencement Condition)

No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a landscape management plan for a minimum of 5 years. This should include:

a. Drawings showing:

1) The extent of the LMP; i.e. only showing the areas to which the LMP applies, areas of private ownership should be excluded

b. Written Specification detailing:

1) All operation and procedures for soft landscape areas; inspection, watering, pruning, cutting, mowing, clearance and removal of arisings and litter, removal of temporary items (fencing, guards and stakes) and replacement of failed planting. All boundary conditions, including site boundary fences, defensible edges to properties, and boundaries to private gardens. Full specification of materials, finishes, and fixings. Detailed drawings, plans and sections 1:5 / 1:10 / 1:20.

2) All operations and procedures for hard landscape areas; inspection, sweeping, clearing of accumulated vegetative material and litter, maintaining edges, and painted or finished surfaces.

3) Furniture (Bins, Benches and Signage)

4) All operations and procedures for surface water drainage system; inspection of linear drains and swales, removal of unwanted vegetative material and litter.

c. Maintenance task table which explains the maintenance duties across the site in both chronological and systematic order.

The Landscape Management Plan shall be implemented in accordance to the approved details, and managed as such thereafter in the next planting season and managed as such thereafter.

Reason: To support plant establishment and ensure appropriate management is carried out and to maintain functionality and visual aesthetic and to comply with Havering Local Plan

Policy 7, 27, 29 and 30.

6 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.

7 SC57 Wheel washing (Pre Commencement)

Before the development hereby permitted is first commenced, vehicle cleansing facilities to prevent mud being deposited onto the public highway during construction works shall be provided on site in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be retained thereafter and used at relevant entrances to the site throughout the duration of construction works. If mud or other debris originating from the site is deposited in the public highway, all on-site operations shall cease until it has been removed.

The submission will provide;

- a) A plan showing where vehicles will be parked within the site to be inspected for mud and debris and cleaned if required. The plan should show where construction traffic will access and exit the site from the public highway.
- b) A description of how the parking area will be surfaced, drained and cleaned to prevent mud, debris and muddy water being tracked onto the public highway;
- c) A description of how vehicles will be checked before leaving the site - this applies to the vehicle wheels, the underside of vehicles, mud flaps and wheel arches.
- d) A description of how vehicles will be cleaned.
- e) A description of how dirty/ muddy water be dealt with after being washing off the vehicles.
- f) A description of any contingency plan to be used in the event of a break-down of the wheel washing arrangements.

Reason:-

Insufficient information has been supplied with the application in relation to wheel washing facilities. Submission of details prior to commencement will ensure that the facilities provided prevent materials from the site being deposited on the adjoining public highway, in the interests of highway safety and the amenity of the surrounding area.

8 SC59 (Cycle Storage)

No building shall be occupied or use commenced until cycle storage is provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

The cycle storage shall be permanently retained thereafter.

Reason:-

Insufficient information has been supplied with the application to demonstrate what facilities will be available for cycle parking. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use is in the interests of providing a wide range of facilities for non-motor car residents and sustainability.

9 SC58 (Refuse and recycling)

No building shall be occupied or use commenced until refuse and recycling facilities are provided in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling facilities shall be permanently retained thereafter.

Reason:-

Insufficient information has been supplied with the application to judge how refuse and recycling will be managed on site. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect the amenity of occupiers of the development and also the locality generally.

10 SC62 (Hours of construction)

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason:-

To protect residential amenity.

11 SC63 (Construction Methodology) (Pre Commencement)

No works shall take place in relation to any of the development hereby approved until a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers is submitted to and approved in writing by the Local Planning Authority. The Construction Method statement shall include details of:

- a) parking of vehicles of site personnel and visitors;
- b) storage of plant and materials;
- c) dust management controls;
- d) measures for minimising the impact of noise and ,if appropriate, vibration arising from construction activities;
- e) predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the Local Planning Authority;
- f) scheme for monitoring noise and if appropriate, vibration levels using methodologies and at

points agreed with the Local Planning Authorities;

g) siting and design of temporary buildings;

h) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;

i) details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded.

And the development shall be carried out in accordance with the approved scheme and statement.

Reason:-

Insufficient information has been supplied with the application in relation to the proposed construction methodology. Submission of details prior to commencement will ensure that the method of construction protects residential amenity.

12 SC66 (Archaeological Condition) (Pre Commencement)

1. 1 ARCHAEOLOGICAL INVESTIGATION:

No demolition or development shall take place Until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place other than in accordance with the agreed stage 2 WSI which shall include:

A.The statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B.Where appropriate, details of a programme for delivering related positive public benefits

C.The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the stage 2 WSI.

Written schemes of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. (Please note, this condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015).

2. CONDITION 2 HISTORIC BUILDING RECORDING

No demolition or conversion shall take place until the applicant has secured the

implementation of a programme of historic building recording and analysis, which considers agricultural heritage, building structure, architectural detail and archaeological evidence. This shall be undertaken in accordance with a written scheme of investigation submitted by the applicant and approved by the local planning authority.

Reason Important structural remains are present on the site. Accordingly, the planning authority wishes to secure the provision of historic building recording prior to development, in accordance with Historic England guidance.

Informative;

This pre-commencement condition is necessary to safeguard the archaeological interest on this site. Approval of the WSI before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme. If the applicant does not agree to this pre-commencement condition, please let us know their reasons and any alternatives suggested. Without this pre-commencement condition being imposed the application should be refused as it WOULD not comply with NPPF paragraph 205.

It is envisage that the archaeological fieldwork would comprise the following:

Evaluation

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (predetermination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

Stage 1 should comprise archaeological trial trenching (and possibly test pits within the standing buildings) followed by further investigation in stage 2 if necessary.

Historic Building Recording

Historic building recording is an investigation to establish the character, history, dating, form and development of a historic building or structure which normally takes place as a condition of planning permission before any alteration or demolition takes place. The outcome will be an archive and a report which may be published.

You can find more information on archaeology and planning in Greater London on our website. This response relates solely to archaeological considerations. If necessary, Historic England's Development Advice Team should be consulted separately regarding statutory matters.

13 Hard Surface Porus/Run-off - application site

Prior to the commencement of the development, the details of the any hard surface including the access ways, hereby approved as part of the development (including any sub-base) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall then be implemented in accordance to the approved details and retained as such thereafter, unless otherwise it is agreed in writing by the local planning authority.

Reason:-

In order to ensure no water run-off from the hard surface which would contribute to risk of flooding.

14 Secured by Design

a) Prior to commencement, a full and detailed application for the Secured by Design award scheme shall be submitted to the Local Planning Authority and the Metropolitan Police NE Designing out Crime Office, demonstrating how Secured by Design Certification will be achieved for this scheme.

b) Prior to occupation, the development shall achieve a Certificate of Compliance to the relevant Secure by Design Guide(s) submitted to and approved in writing by the Local Planning Authority in conjunction with the Metropolitan Police. The development shall be carried out in accordance with the approved details and thereafter shall be fully retained and maintained as such for the lifetime of the development.

Reason: In the interest of creating safer, sustainable communities.

15 Air Quality

a) Prior to the commencement of the development hereby approved, an Air Quality Neutral

Assessment shall be submitted to and agreed by the Local Planning Authority. The assessment shall detail;

Calculations of the predicted building emissions and comparison against the Building Emission Benchmarks;

Calculations of the predicted transport emissions and comparison against the Transport Emission Benchmarks;

Mitigation (if required) or contribution to off-setting the development's emissions, taking into account the most up to date Defra's damage costs and relevant guidance on offsetting payments.

b) The use hereby permitted shall not commence until all measures identified in the Air Quality Neutral Assessment have been shown to be implemented to the satisfaction of the Local Planning Authority in writing.

Reason: To ensure that the development will not lead to further deterioration of existing poor air quality within the designated Air Quality Management Area and to comply with Policy SI 1 of the London Plan and relevant guidance, as subsequently amended.

16 Land Contamination 1

Prior to the commencement of any works pursuant to this permission the developer shall submit for the written approval of the Local Planning Authority;

a) A Phase I (Desktop Study) Report documenting the history of the site, its surrounding area and the likelihood of contaminant/s, their type and extent incorporating a Site Conceptual Model.

b) A Phase II (Site Investigation) Report if the Phase I Report confirms the possibility of a

significant risk to any sensitive receptors. This is an intrusive site investigation including factors such as chemical testing, quantitative risk assessment and a description of the sites ground conditions. An updated Site Conceptual Model should be included showing all the potential pollutant linkages and an assessment of risk to identified receptors.

c) A Phase III (Remediation Strategy) Report if the Phase II Report confirms the presence of a significant pollutant linkage requiring remediation. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to all receptors must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works, site management procedures and procedure for dealing with previously unidentified any contamination. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

d) Following completion of measures identified in the approved remediation scheme mentioned in l(c) above, a "Verification Report" that demonstrates the effectiveness of the remediation carried out, any requirement for longer-term monitoring of contaminant linkages, maintenance and arrangements for contingency action, must be produced, and is subject to the approval in writing of the Local Planning Authority.

Reason: To protect those engaged in construction and occupation of the development from potential contamination.

17 Land Contamination 2

a) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the local planning authority. The remediation strategy shall be implemented as approved.

b) Following completion of the remediation works as mentioned in (a) above, a 'Verification Report' must be submitted demonstrating that the works have been carried out satisfactorily and remediation targets have been achieved.

Reason: To ensure that any previously unidentified contamination found at the site is investigated and satisfactorily addressed in order to protect those engaged in construction and occupation of the development from potential contamination.

18 SC87 Water Efficiency

The development hereby approved shall comply with Regulation 36 (2)(b) and Part G2 of the Building Regulations - Water Efficiency.

Reason: In order to comply with national optional technical standards as required by Policy SI5 of the London Plan.

19 Air Source Heat Pumps

The development hereby approved shall be provided with air source heat pumps, which shall be designed to comply with "MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises". The air source heat pumps shall be provided on site prior to first occupation of the dwellings.

Reason: In the interests of sustainability and amenity.

20 Ecology

(a) Prior to the commencement of development, details of ecological enhancement measures and ecological protection measures shall be submitted to and approved in writing by the Council. This shall detail the biodiversity net gain, plans showing the proposed location of ecological enhancement measures, a sensitive lighting scheme, justification for the location and type of enhancement measures by a qualified ecologist, and how the development will support and protect local wildlife and natural habitats.

(b) Prior to the occupation of development, photographic evidence and a post-development ecological field survey and impact assessment shall be submitted to and approved by the Local Planning Authority to demonstrate the delivery of the ecological enhancement and protection measures is in accordance with the approved measures and in accordance with CIEEM standards.

Development shall accord with the details as approved and retained for the lifetime of the development.

Reason: To ensure that the development provides the maximum provision towards the creation of habitats for biodiversity and the mitigation and adaptation of climate change. In accordance with Policies G1, G5, G6, SI1 and SI2 of the London Plan (2021) and Local Plan.

21 Electric charging

Prior to first occupation of the development hereby approved, details of a scheme showing provision for infrastructure for the charging of electric or Ultra-Low Emission vehicles shall be submitted to and approved in writing by the local planning authority. The submitted scheme shall include provision for at least 20 percent to have active charging facilities and 20% passive provision for with respect to the overspill car parking area, and at least 40 percent to have active charging facilities with remainder passive provision limited only to the permanent parking spaces. The development shall be carried out in accordance with the approved scheme which shall be operational prior to the first occupation of each dwelling and thereafter retained.

Reason;
In the interest of sustainability.

22 Energy efficiency

Prior to the commencement of development, an Energy Strategy shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall demonstrate how the development will be zero carbon, and shall deliver CO2 reduction as required by the latest London Plan reequipment in comparison with total emissions from a building which complies with Building Regulations 2013 Part L (with SAP2012 / SAP10 carbon factors) by following the Energy Hierarchy of lean, clean and green measures. The strategy shall confirm the level of reduction in emissions, proposed fabric efficiencies, details to reduce thermal bridging,

specifications for the ventilation, renewable energy and hot water and space heating strategies (including their output, efficiency and proposed layout).

The final agreed energy strategy shall be installed and operation prior to the first occupation of the development. The development shall be carried out strictly in accordance with the details so approved and shall be operated and maintained as such thereafter.

Reason: To ensure the development reduces its impact on climate change by reducing carbon emissions on site in compliance with the Energy Hierarchy, and in line with London Plan (2021) Policy SI2.

23 SC13B (Boundary treatment) (Pre Commencement)

Prior to the commencement of the development hereby approved, details of all proposed walls, fences and boundary treatment shall be submitted to, and approved in writing by, the Local Planning Authority. The boundary development shall then be carried out in accordance with the approved details and retained permanently thereafter to the satisfaction of the Local Planning Authority.

Reason:

Insufficient information has been supplied with the application to judge the appropriateness of any boundary treatment. Submission of this detail prior to commencement will protect the visual amenities of the development and prevent undue overlooking of adjoining property.

24 SC14A (Visibility splay)

The proposals should provide a 2.1 by 2.1 metre pedestrian visibility splay on either side of the proposed access, set back to the boundary of the public footway. There should be no obstruction or object higher than 0.6 metres within the visibility splay.

Reason:-

In the interests of highway safety.

25 SC19 (Restricted use) ENTER DETAILS

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) the use hereby permitted shall be for the accommodation of the student attending the associated Amana Trust only and shall be used for no other purpose(s) whatsoever including any other use in Class C2 of the Order, nor should be they be used as an independent dwellings, unless otherwise agreed in writing by the Local Planning Authority.

Reason:-

To restrict the use of the premises to one compatible with the surrounding area and to enable the Local Planning Authority to exercise control over any future use not forming part of this application.

26 Non Standard Condition 36

Prior to the commencement of the development the details of surface treatment for the access

roads shall be submitted and approved in writing by the Local Planning Authority. The access roads shall be completed in accordance with the approved details.

Reason:-

To endure a satisfactory external appearance.

INFORMATIVES

1 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 highwaysDSO@haverling.gov.uk 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.

2 Approval following revision ENTER DETAILS

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework, improvements required to make the proposal acceptable were negotiated with the architect responsible for the design, landscaping additional detail information and detail, as well as reduction in the number of car parking spaces for the

overflow carparks.

Authorising Officer:

Simon Thelwell

Simon Thelwell

10th January 2025