

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1650.24

WARD: Gooshays **Date Received:** 13th December 2024

ADDRESS: Church Of Saint Thomas Noak Hill
Romford

PROPOSAL: The proposed development is the fixing of pattress plates on the south and north facades of St Thomas Church to arrest the outward lean of the transept gables.

DRAWING NO(S): Location Plan
1631/33-E (South Elevation)
1631/33-P (South Elevation)
1631/33-E (North Elevation)
1631/34-P (North Elevation)
St Thomas Noak Hill Site Plan

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 site comprises of Church Of Saint Thomas on Church Road, Noak Hill, Romford, which is Grade II listed. The application site falls within the Metropolitan Green Belt.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the proposed development in the fixing of pattress plates on the south and north facades of St Thomas Church to arrest the outward lean of the transept gables.

RELEVANT HISTORY

P0562.87 - Construction of new building for use as hall/school room together with access road & car parking & erection of temporary building for schoolroom use until completion of permanent building (approx. 2 years) - Approved.

L0001.87 - Listed building consent - Withdrawn.

P2148.87 - Construction of new building for use as hall, school room together with access road, car parking and temporary classroom - Approved.

P0569.93 - Separate storage building for use in connection with adj church hall etc - Approved.

P0483.95 - Single storey rear extension (church hall) - Approved.

Q0149.23 Discharge of Condition 2 of P0108.23

DOC Discharge PART 31-08-2023

P0108.23 Ramp to the principal entrance at south porch

Apprv with cons 23-03-2023

CONSULTATIONS/REPRESENTATIONS

Neighbouring occupiers were invited to comments through direct notification. In addition, a site notice was displayed adjacent to the site and the application was advertised in the local press. No representations were received during the statutory consultation period.

The following comments were made by other consultees:

Heritage Advisor - Comments will be outlined below within the following section of the report.

LBH Highways - No objection, it is not believed the proposals will have any significant impact on the public highway.

LBH Public Protection has no objections on land contamination or air quality grounds.

LBH Waste & Recycling has commented that no domestic waste associated with this application.

RELEVANT POLICIES

Policies 7 (Residential design and amenity), 26 (Urban Design) and 28 (Heritage) of the Havering Local Plan (2016-2031). Heritage SPD 2011.

Policies D4 (Delivering good design), HC1 (Heritage conservation and growth) and T9 (Funding transport infrastructure through planning) of the London Plan 2021 are relevant.

The National Planning Policy Framework is relevant.

MAYORAL CIL IMPLICATIONS

There is no requirement for a contribution under the CIL regulations.

STAFF COMMENTS

In accordance with the current criteria for site visits, an in-person site visit was not undertaken. Site

photos were provided by the agent in support of the application. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

LISTED BUILDING

Policy 28 of the Havering Local Plan 2016-2031 requires that development conserve and enhance the significance of heritage assets at risk within the borough. More broadly any decisions relating to listed buildings and their settings and conservation areas must also address the statutory considerations of the Planning (Listed Buildings and Conservation Areas) Act 1990 (in particular sections 16, 66 and 72), including the requirement to have special regard to the desirability of preserving the building and its setting and any features of special architectural or historic interest which it possesses.

The NPPF requires that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

The Council's heritage advisor has commented that they have been consulted the submitted Quinquennial Inspection Report of November 2022, which did not raise any concerns regarding the structural stability of the Church or identify the leaning of the transept gables currently proposed for consolidation. It is understood that subsequent inspection revealed both transept gables have moved outward and got separated from the ridge tiles by approximately 30mm. Therefore, the proposed intervention to arrest the outward movement of the gables using pattress plates is deemed non-contentious. While there would be minor loss of historic fabric, they do not consider the proposal would harm the significance of the Church. The proposed cast iron roundels are considered in keeping with the architectural character of the Church. The proposal is compliant with Chapter 16 of the NPPF; therefore, no objections are raised on the grounds of built heritage.

Given the site is subject to The Ecclesiastical Exemption (Listed Buildings and Conservation Areas) Order 2010, it is recommended following the procedures for handling changes to the listed building as outlined by the relevant denominational body.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The National Planning Policy Framework states that Green Belts should seek to retain and enhance landscapes and visual amenity.

Policy 26 of the HLP outlines that new development provides the opportunity to enhance the character of an area to create a positive sense of place by reinforcing, repairing and adding to the positive aspects of the built environment.

Fundamentally officers consider that the proposal would not unacceptably impact on the Grade II listed Church of St Thomas. The Church is well removed from the road known as Church Road. There would be no street-scene or public realm views which would be unacceptable. No objections

are made to the visual impacts of the proposal.

IMPACT ON AMENITY

Policy 7 of the Havering Local Plan 2016-2031 (HLP) states that planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of sunlight/ daylight, overlooking or loss of privacy, noise, vibration and disturbance to existing and future residents.

There are no residential dwellings which would be adversely impacted by the proposal due to Church's location.

HIGHWAY/PARKING

No highways or parking issues would arise as a result of the proposal.

KEY ISSUES/CONCLUSIONS

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

RECOMMENDATION:

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

1 SC4 (Time limit) 3yrs

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

Reason:-

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

2 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under materials section of the application form unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

3 SC32 (Accordance with plans)

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

Reason:-

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

INFORMATIVES

1 Approval - No negotiation required

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

Authorising Officer:



Neil Goate

7th February 2025