

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0527.25

WARD: St Edwards **Date Received:** 8th April 2025

ADDRESS: Unit 1 Pavillion 3
The Brewery
Waterloo Road
Romford

PROPOSAL: Proposed alterations to existing retail unit involving installation of extractor flue and replacement of A/C condensers

DRAWING NO(S): RSTH/S6669/12 Rev A
RSTH/S6669/13 Rev A
RSTH/S6669/14 Rev A
RSTH/S6669/16 Rev A
RSTH/S6669/16 Rev DR
SLP

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

SITE DESCRIPTION

Application site is comprised of a detached building located within the Brewery last occupied by Patisserie Valerie but now vacant.

Wholesale redevelopment of the former Brewery site in the late 1990s has transformed this area into a modern and successful mixed use centre which has helped to reinvigorate the Romford town centre. The Brewery development started trading in 2001 and is comprises of a large supermarket (operated by Sainsburys), a cinema, leisure units, a health and fitness club and a number of large retail units as well as over 100 new homes at that time. A number of smaller retail units have also been developed along Brewery Walk.

The site is neither listed nor within a Conservation Area but is shown to be in Flood Zone 2.

DESCRIPTION OF PROPOSAL

The proposals concern the installation of extractor flue and replacement of A/C condensers. There are also some minor shopfront alterations to the unit in association with its rebranding.

RELEVANT HISTORY

CONSULTATIONS/REPRESENTATIONS

Surrounding neighbouring occupiers were invited to comment with no letters of representation received.

In addition the following comments were made by other stakeholders:

Environmental Health - Conditions recommended

RELEVANT POLICIES

Havering Local Plan 2016-2031 - Policies 13, 23, 24, 26 and 34.

MAYORAL CIL IMPLICATIONS

There are no requirements under the CIL regulations for a contribution to be made.

PRINCIPLE OF DEVELOPMENT

The proposals do not amount to a material change of use and concern only shopfront alterations and the provision of equipment to facilitate the use of the unit by Greggs. There is no in principle objection to the proposals subject to other policy considerations.

DESIGN/IMPACT ON STREET/GARDEN SCENE

The shopfront alterations are not regarded as objectionable and the equipment proposed is neither incongruous nor visually intrusive having regard to the drawings submitted.

IMPACT ON AMENITY

Policy 34 of the Havering Local Plan 2016-2031 states that the Council will not support development which would, amongst other things, unduly impact upon amenity, human health and safety and the natural environment by noise, dust, odour and light pollution, vibration.

The use of the unit is not for consideration and therefore officers do not consider it necessary to impose any limitation on operation hours. The closest residential premises are separated by the main Brewery Building/Exchange Street to the east and by some 75m approx to the north west (Logan Court).

The Council's Public Protection team were invited to comment and recommended conditions regarding the noise of equipment, for compliance, and the provision of measures to

suppress/mitigate odour. Whilst the condition regarding noise is considered to be appropriate in view of what has been submitted by the applicant in respect of odour management it is not considered there would be undue harm. The wording of the condition suggested will be altered for compliance only.

Having regard to the above it is not considered that there are any grounds to refuse permission on amenity grounds.

HIGHWAY/PARKING

The proposals relate to an existing commercial unit that is well served by parking. The proposals raise no new considerations in relation to parking and highway/pedestrian safety.

OTHER ISSUES

Mandatory BNG would apply having been introduced in April 24 for minor developments. In view of the nature of the development proposals it is considered that the de-minimis exemption would apply consistent with the views of the applicant. Officers have no reason to diverge from this view based on the facts of the application.

FLOOD RISK

Whilst sited in Flood Zone 2, there is no evidence before officers that the proposals under consideration would lead to increased flood risk. The proposals concern an existing commercial building, the use of which does not require further consideration. The provision of equipment and minor alterations to the shopfront limited to repainting small sections of the unit would reasonably not raise any considerations with regards to flood risk.

KEY ISSUES/CONCLUSIONS

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

RECOMMENDATION:

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

1 SC4 (Time limit) 3yrs

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

Reason:-

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as

amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2 SC32 (Accordance with plans)

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

Reason:-

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

3 SC10C Materials as per application form

All external finishes shall be carried out entirely in accordance with the details shown on the approved plans 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.

4 Non Standard Condition 1 (Pre Commencement Condition)

The Rating Level (Lar,Tr) of the hereby permitted plant or machinery shall be at least 10dB below the prevailing background noise level (LA90, T). The measurement position, assessment and definitions shall be made according to BS4142:2014 + A1:2019 "Methods for rating and assessing industrial and commercial sound".

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

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

5 Non Standard Condition 2 (Pre Commencement Condition)

Before the equipment hereby permitted is first used suitable equipment to remove and/or disperse odours and odorous materials should be fitted to the extract ventilation system. The equipment shall be installed on site and certification provided by a competent engineer. The certification shall be submitted to the Council for approval no later than one month after installation/the equipment coming into use and if the measures are unsatisfactory then the use of the equipment shall cease until such a time as alternative measures are installed which meet with the Council's approval and mitigate any harm identified.

Reason: In the interests of protecting amenity from odours associated with the proposed equipment/use of the unit

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:

A handwritten signature in black ink, appearing to read 'Neil Goate', written in a cursive style.

Neil Goate

13th June 2025