

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0122.26

WARD: Hylands & Harrow Lg **Date Received:** 2nd February 2026

ADDRESS: Hornchurch High School, Broadstone Road
Hornchurch

PROPOSAL: Installation of 2 x ground mounted air source heat pumps (ASHPs) and associated enclosures (4 no. in total) at each end (north and south) of the existing 2-storey teaching block at ground level to facilitate comfort cooling to the building.

DRAWING NO(S): LP-01/A
EX-01
TP-01/B
TP-02/A
Hornchurch High School, Broadstone Road, Hornchurch Planning Noise Compliance Report. Report 30423.PCR.01 Rev A
Planning/Design and Access Statement
Agent's covering letter
Air conditioning product information

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

SITE AND SURROUNDINGS

The site comprises of Hornchurch High School, Broadstone Road, Hornchurch.

THE PROPOSAL

The proposal is for the installation of 2 x ground mounted air source heat pumps (ASHPs) and associated enclosures (4 no. in total) at each end (north and south) of the existing 2-storey teaching block at ground level to facilitate comfort cooling to the building.

RELEVANT PLANNING HISTORY

P1951.21 Formation of a hard surface to east of main car park to provide a path connection to the Hartland Road school gate.
Apprv with cons 13-12-2021

N0016.21	Application for a non-material amendment to planning permission P0950.20 dated 28/08/2020 to allow for amendments to cladding used around the doors and windows on the south and west elevations (Single storey extension on the south side of the main block creating an enlarged fully accessible entrance lobby . Minor internal alterations. Associated work includes alteration of the emergency services entrance road, felling of three existing trees, planting of five new trees and associated landscaping work.) Approve no cons 27-04-2021
P1229.20	Reopening of the secondary means of access to the school from Apollo Close, including the provision of a new entrance gate and the laying of a hard-surfaced path with low-level lighting. Withdrawn 01-10-2020
Q0216.20	Permanent car park to replace the current temporary car park and removal of existing car parking spaces to form extended hard play area, new pedestrian entrance gate and internal fence/gate enclosures. P1905.19 Conditions(s) 3 & 5 ALL DECISIONS 20-10-2020 ISSUED
Q0208.20	Permanent car park to replace the current temporary car park and removal of existing car parking spaces to form extended hard play area, new pedestrian entrance gate and internal fence/gate enclosures. P1905.19 Conditions(s) 7. ALL DECISIONS 02-12-2020 ISSUED
P0950.20	Single storey extension on the south side of the main block creating an enlarged fully accessible entrance lobby . Minor internal alterations. Associated work includes alteration of the emergency services entrance road, felling of three existing trees, planting of five new trees and associated landscaping work. Apprv with cons 28-08-2020
D0117.20	Certificate of lawfulness to install freestanding edge protection to the perimeter of the flat roof of the three-storey teaching block. PP not required 02-06-2020
P1905.19	Permanent car park to replace the current temporary car park and removal of existing car parking spaces to form extended hard play area, new pedestrian entrance gate and internal fence/gate enclosures Apprv with cons 21-04-2020

REPRESENTATION SUMMARY

Letters were sent to 13 neighbouring occupiers. Four letters of objection were received with detailed comments that have been summarised as follows:

-Impact on neighbouring amenity, including the use of their rear gardens.

- Noise/noise pollution and vibration.
- It is alleged that noise assessment has been done in the best possible light.
- Reference was made to human rights.
- The size of the units is unacceptable for a residential area.
- The application needs to be considered under the NPPF.
- This is a purpose-built building, which had all the necessary equipment cited on the roof for minimal impact.
- It is alleged that when the building was constructed, the first floor was to be rendered, but this was not carried out.
- The units should be placed on the west wall of the building.
- It is alleged that an air conditioning unit has been installed on the north elevation of the building, which is not in accordance with the original planning consent.
- Object to the siting of the ASHPs.
- Queried the findings of the Noise Assessment report.
- Concerns that the hours of operation of the ASHPs will not be adhered to.

In response to the above, comments regarding the materials of the existing building and an existing air conditioning unit are not material planning considerations. Each planning application is assessed on its individual planning merits. The remaining issues will be addressed in the following sections of the report.

UK Power Network - The proposed development is in close proximity to our substations. If the proposed works are located within 6m of the substation, then they are notifiable under the Party Wall Act 1996. The applicant should provide details of the proposed works and liaise with the company to ensure that appropriate protective measures and mitigation solutions are agreed in accordance with the Act.

Public Protection - No air quality or contaminated land concerns. Given the location of the plant within the school site and the absence of nearby noise sensitive residential receptors in close proximity to the proposed equipment, the Public Protection Department has no objection to the proposal. However, should planning permission be granted, it is recommended that a standard mechanical plant noise condition is attached to ensure the equipment is installed and operated so that noise from the plant does not adversely affect surrounding premises. Recommend a condition stating that: The air source heat pumps shall be installed and operated in full accordance with the mitigation measures set out in the Noise Compliance Report by KP Acoustics, Ref. 30423.PCR.01 Rev A to protect the amenity of nearby residential occupiers and ensure compliance with adopted noise standards.

The Highway Authority was consulted, but no response was received.

PLANNING POLICIES

Policies 7 (Residential design and amenity), 17 (Education), 26 (Urban Design), 34 (Managing pollution) and 36 (Low carbon design and renewable energy) of the Havering Local Plan (HLP) (2016-2031) as well as the Havering Community Infrastructure Levy Charging Schedule.

London Plan - Policies D14 (Noise), S3 (Education and childcare facilities), SI 3 (Energy infrastructure) and T9 (Funding transport infrastructure through planning) of the London Plan are

relevant.

The National Planning Policy Framework

MAYORAL CIL IMPLICATIONS

The proposal is not liable for Mayoral or Havering CIL.

OFFICER APPRAISAL

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 this application. In determining this application, photos, Google Street View, aerial view images and submitted drawings were used to assess the site constraints.

The main issues relate to the impact on the character and appearance of the streetscene as well as the implications for the residential amenity of the neighbouring residential dwellings and highway and parking issues.

DESIGN/IMPACT ON STREET/GARDEN SCENE

It is considered that the proposal would not adversely affect the streetscene, as the front elevation of the two storey teaching block is set back approximately 85 metres from Broadstone Road, which would help to mitigate its impact. Also, the size of the proposed air source heat pumps are reasonably modest. Accordingly no objections are held on visual or design grounds.

IMPACT ON AMENITY

Policy 34 of Havering Local Plan states that "The Council will support proposals that do not unduly impact upon amenity, human health and safety and the natural environment by noise, dust, odour and light pollution, vibration and land contamination".

Representations have been received regarding the impact of the proposal on neighbouring amenity, including the use of their rear gardens, noise/noise pollution and vibration, the siting and size of the ASHPs and comments have been made regarding the Noise Assessment report.

The location of the proposal is adjacent to the rear gardens of neighbouring properties in Apollo Close, Steed Close and Broadstone Road. Accordingly consideration must be given to the impacts of the development on those neighbours.

A Planning Noise Compliance Report was submitted, which concludes that the "noise emissions from the proposed plant units are not expected to result in an adverse impact on the nearest residential receptors, provided that the acoustic enclosures specified in Section 6 are implemented. As such, the proposed installation is not expected to cause a significant noise impact on the

surrounding environment and is considered acceptable in acoustic terms".

The Council's Public Protection Department was consulted and advised that given the location of the plant within the school site and the absence of nearby noise sensitive residential receptors in close proximity to the proposed equipment, there is no objection to the proposal. However, should planning permission be granted, it is recommended that a standard mechanical plant noise condition is attached to ensure the equipment is installed and operated so that noise from the plant does not adversely affect surrounding premises. In addition, the Public Protection Department recommends a condition stating that: The air source heat pumps shall be installed and operated in full accordance with the mitigation measures set out in the Noise Compliance Report by KP Acoustics, Ref. 30423.PCR.01 Rev A and this will be imposed to protect the amenity of nearby residential occupiers and ensure compliance with adopted noise standards.

Consideration has also been given to the separation distances between the proposal and neighbouring properties and their rear gardens. Overall, it is considered that subject to the above conditions, the proposal would not result in a significant loss of amenity to neighbouring amenity.

The Planning Statement states that "The plant would only operate during standard school hours only between 8am-5pm Monday to Fridays". It is not deemed necessary reasonable or enforceable to impose a condition regarding the hours of operation of the proposed air source heat pumps.

When reviewing the merits of this application, some weight was given to the benefits of the proposal for the school including a sustainable, year round climate control to improve the quality of the learning environment. The Planning Statement states that: "The proposal would result in reduced carbon emissions and lower operational costs for the school".

HIGHWAY/PARKING

The proposals do not raise any known highways or parking considerations.

OTHER ISSUES

UK Power Network

UK Power Network was consulted and advised that "The proposed development is in close proximity to our substations. If the proposed works are located within 6m of the substation, then they are notifiable under the Party Wall Act 1996". The consultation response from UK Power Networks was sent to the agent, who has advised via email that "the UKPN substation is located approximately 65m from the north school block and so there is no issue here".

Equality and Diversity

The Equality Act 2010 (as amended) imposes important duties on public authorities in the exercise of their functions and specifically introduced a Public Sector Equality Duty. Under this duty, public organisations are required to have due regard for the need to eliminate unlawful discrimination, harassment and victimisation, and must advance equality of opportunity and foster good relations between those who share a protected characteristic and those who do not. In considering this application and preparing this report officers have had careful regard to the requirements of the Equality Act 2010 (as amended). They have concluded that the decision recommended will not

conflict with the Council's duties under this important legislation.

BNG

The Planning Statement states that the proposal would qualify for a 'de minimis exemption' from the biodiversity gain condition under the relevant regulations, as the heat pumps would be installed on an existing area of hardstanding at either end of the teaching block and would not impact on any on-site priority habitat or any other habitat with a biodiversity value greater than zero. The development falls below the de minimis threshold set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended).

CONCLUSION

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the objectives of the development plan have been met, and planning permission should be approved 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 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under the 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.

4 Plant or machinery

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

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

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

5 Noise compliance report

The proposed development hereby permitted shall be installed and operated in full accordance with the mitigation measures set out in the Noise Compliance Report for Hornchurch High School, Broadstone Road, Hornchurch by KP Acoustics, Ref. 30423.PCR.01 Rev A and maintained in perpetuity in accordance with this report.

Reason: To protect the amenity of nearby residential occupiers and ensure compliance with adopted noise standards.

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:



Raphael Adenegan

22nd April 2026