

<p>Reference: 20/00849/TBC</p>	<p>Site: Gooderham House George Tilbury House And Poole House Godman Road Chadwell St Mary Essex</p>
<p>Ward: Chadwell St Mary</p>	<p>Proposal: Replacement of all communal windows and installation of Automatic Opening Vents (AOV) within the three tower blocks.</p>

Plan Number(s):		
Reference	Name	Received
P001	Location Plan	13th July 2020
P002	Gooderham House Existing South Elevation	13th July 2020
P003	Gooderham House Existing North Elevation	13th July 2020
P004	Gooderham House Existing West Elevation	13th July 2020
P005	Gooderham House Existing East Elevation	13th July 2020
P006	Gooderham House Proposed South Elevation	13th July 2020
P007	Gooderham House Proposed North Elevation	13th July 2020
P008	Gooderham House Proposed West Elevation	13th July 2020
P009	Gooderham House Proposed East Elevation	13th July 2020
P010	Gooderham House Existing Window Schedule	13th July 2020
P011	Gooderham House Proposed Window Schedule	13th July 2020
P012	George Tilbury House Existing South Elevation	13th July 2020
P013	George Tilbury House Existing North Elevation	13th July 2020
P014	George Tilbury House Existing West Elevation	13th July 2020
P015	George Tilbury House Existing East Elevation	13th July 2020
P016	George Tilbury House Proposed South Elevation	13th July 2020
P017	George Tilbury House Proposed North Elevation	13th July 2020
P018	George Tilbury House Proposed West Elevation	13th July 2020
P019	George Tilbury House Proposed East Elevation	13th July 2020
P020	George Tilbury House Existing Window Schedule	13th July 2020
P021	George Tilbury House Proposed Window Schedule	13th July 2020
P022	Poole House Existing South Elevation	13th July 2020
P023	Poole House Existing North Elevation	13th July 2020
P024	Poole House Existing West Elevation	13th July 2020
P025	Poole House Existing East Elevation	13th July 2020

P026	Poole House Proposed South Elevation	13th July 2020
P027	Poole House Proposed North Elevation	13th July 2020
P028	Poole House Proposed West Elevation	13th July 2020
P028	Poole House Proposed East Elevation	13th July 2020
P030	Poole House Existing Window Schedule	13th July 2020
P031	Poole House Proposed Window Schedule	13th July 2020

The application is also accompanied by:	
- Design and Access Statement	
Applicant: Alastair Wood	Validated: 22 July 2020 Date of expiry: 21 September 2020
Recommendation: Approval	

This application is scheduled as a Committee item because the Council is the applicant and landowner (in accordance with Part 3 (b) Section 2 2.1 (b) of the Council's constitution).

1.0 DESCRIPTION OF PROPOSAL

1.1 The application seeks planning permission for the replacement of all communal windows and the installation of Automatic Opening Vents (AOV) at Gooderham House George Tilbury House and Poole House, all located on Godman Road, Chadwell.

2.0 SITE DESCRIPTION

2.1 The application site is situated within a largely triangular shaped area of land on the northern side of Godman Road, within the Council's ownership. The surrounding area features residential properties directly to the east and south, wooded Green Belt land to the west and open fields to the immediate north.

2.2 The site comprises three, broadly identical, 12-storey tower blocks, namely Gooderham House George Tilbury House and Poole House.

3.0 RELEVANT HISTORY

Application Reference	Description of Proposal	Decision
03/01420/TBC	Concierge facility comprising front extension to George Tilbury House and glazed walkways to Poole House and Gooderham House.	Approved

	Demolition of a number of garages and new entrance to car park.	
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4.0 CONSULTATIONS AND REPRESENTATIONS

- 4.1 Detailed below is a summary of the consultation responses received. The full version of each consultation response can be viewed on the Council's website via public access at the following link: www.thurrock.gov.uk/planning

PUBLICITY:

- 4.2 This application has been advertised by way of individual neighbour notification letters, press advert and public site notice which has been displayed nearby. No responses have been received.

4.3 ENVIRONMENTAL HEALTH

No objections.

5.0 POLICY CONTEXT

National Planning Guidance

National Planning Policy Framework (NPPF)

- 5.1 The NPPF was published on 27 March 2012 and amended on 19 February 2019. Paragraph 10 of the Framework sets out a presumption in favour of sustainable development. Paragraph 2 of the Framework confirms the tests in s.38 (6) of the Planning and Compulsory Purchase Act 2004 and s.70 of the Town and Country Planning Act 1990 and that the Framework is a material consideration in planning decisions. Paragraph 11 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

The following headings and content of the NPPF are relevant to the consideration of the current proposals:

12. Achieving well-designed places

Planning Practice Guidance

- 5.2 In March 2014 the Department for Communities and Local Government (DCLG) launched its planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning policy guidance documents cancelled when the NPPF was launched. PPG contains a number of subject areas, with each area containing several subtopics. Those of particular relevance to the determination of this planning application comprise:

- Design

- Determining a planning application

Local Planning Policy

Thurrock Local Development Framework (as amended) 2015

- 5.3 The Council adopted the “Core Strategy and Policies for the Management of Development Plan Document” in (as amended) in January 2015. The following Core Strategy policies apply to the proposals:

Thematic Policies:

- CSTP22 (Thurrock Design)
- CSTP23 (Thurrock Character and Distinctiveness)

Policies for the Management of Development:

- PMD1 (Minimising Pollution and Impacts on Amenity)
- PMD2 (Design and Layout)

Thurrock Local Plan

- 5.4 In February 2014 the Council embarked on the preparation of a new Local Plan for the Borough. Between February and April 2016 the Council consulted formally on an Issues and Options (Stage 1) document and simultaneously undertook a ‘Call for Sites’ exercise. In December 2018 the Council began consultation on an Issues and Options [Stage 2 Spatial Options and Sites] document, this consultation has now closed and the responses have been considered and reported to Council. On 23 October 2019 the Council agreed the publication of the Issues and Options 2 Report of Consultation on the Council’s website and agreed the approach to preparing a new Local Plan.

Thurrock Design Strategy

- 5.5 In March 2017 the Council launched the Thurrock Design Strategy. The Design Strategy sets out the main design principles to be used by applicants for all new development in Thurrock. The Design Strategy is a supplementary planning document (SPD) which supports policies in the adopted Core Strategy.

6.0 ASSESSMENT

- 6.1 The planning issues to be considered in this application are:

I. Principle of the Development

II. Design and Layout

III. Impact on Amenity

I. PRINCIPLE OF THE DEVELOPMENT

- 6.2 The application site is currently used for residential purposes and there are no land use objections to the proposed development, subject to compliance with relevant development management policies.

II. DESIGN AND LAYOUT

- 6.3 The proposed development would replace the existing steel windows within the communal areas with new aluminium window units, incorporating AOV in a number of key areas. There would be no change to the site layout or increase in built footprint.
- 6.4 The current window units are in poor condition. The proposed amendments intend to prolong the lifespan of the blocks, and would provide uniformity of materials and frame size, thus improving the aesthetics of the wider site.
- 6.5 The replacement windows would not increase overlooking but would modernise the external appearance of the buildings, in a complementary fashion. If approved, it is the Council's intention to carry out the development as soon as is practicably possible.
- 6.6 The proposal would improve the appearance and character of the existing properties, resulting in a more modern, uniform style and the design would be of a high quality. The appearance of the blocks would be improved and the proposal would comply with proposals in relation to the character or appearance with the wider area. The proposals therefore comply with Policies CSTP22, CSTP23 and PMD2, associated design guidance and the NPPF.

III. IMPACT ON AMENITY

- 6.7 The proposed upgrades to the existing windows to incorporate AOV would improve safety for the residents of the three tower blocks by introducing additional smoke egress provisions.
- 6.8 The proposals would result in no adverse impact upon neighbour amenity and would comply with Policy PMD1.

7.0 CONCLUSIONS AND REASONS FOR APPROVAL

- 7.1 The principle of the development is acceptable. The proposed changes to the appearance modernise the external appearance of the buildings and create uniformity. The works would also improve resident safety and prolonging the lifespan of the buildings.

- 7.2 In relation to design, appearance, and amenity impacts the proposal would be acceptable.
- 7.3 Accordingly, the proposals are considered to comply with Policies CSTP22, CSTP23 PMD1 and PMD2 of the Core Strategy 2015.

8.0 RECOMMENDATION

- 8.1 Approve, subject to the following conditions:

TIME LIMIT

- 1 The development hereby permitted must be begun not later than the expiration of 3 years from the date of this permission.

Reason: In order to comply with Section 51 of the Planning and Compulsory Act 2004.

PLANS

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Reason: For the avoidance of doubt and the interest of proper planning.

MATERIALS AND FINISHES AS DETAILED WITHIN APPLICATION

- 3 The materials to be used on the external surfaces of the development hereby permitted shall be implemented as detailed within the application.

Reason: In the interests of visual amenity and to ensure that the proposed development is integrated with its surroundings in accordance with policy PMD2 of the adopted Thurrock Core Strategy and Policies for the Management of Development [2015].

Documents:

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online:

www.thurrock.gov.uk/planning

