

<p>Reference: 20/00617/TBC</p>	<p>Site: Arthur Toft House George Crooks House And Lionel Oxley House New Road Grays Essex</p>
<p>Ward: Grays Riverside</p>	<p>Proposal: Replacement of the external wall coverings, replacement of windows, replacement of communal entrance canopies, installation of new external lighting and installation of new roof guardrails at Arthur Toft House, George Crooks House and Lionel Oxley House, Grays.</p>

Plan Number(s):		
Reference	Name	Received
2510505_P-GR101	Location Plan	28th May 2020
2510505_P-GR102	Site Layout	28th May 2020
2510505_P-GR15	Arthur Toft House Existing Elevations 1	28th May 2020
2510505_P-GR16	Arthur Toft House Existing Elevations 2	28th May 2020
2510505_P-GR17	Arthur Toft House Existing Sections 1	28th May 2020
2510505_P-GR18	Arthur Toft House Existing Sections 2	28th May 2020
2510505_P-GR19	George Crooks House Existing Elevations 1	28th May 2020
2510505_P-GR20	George Crooks House Existing Elevations 2	28th May 2020
2510505_P-GR21	George Crooks House Existing Sections 1	28th May 2020
2510505_P-GR22	George Crooks House Existing Sections 2	28th May 2020
2510505_P-GR23	Lionel Oxley House Existing Elevations 1	28th May 2020
2510505_P-GR24	Lionel Oxley House Existing Elevations 2	28th May 2020
2510505_P-GR25	Lionel Oxley House Existing Sections 1	28th May 2020
2510505_P-GR26	Lionel Oxley House Existing Sections 2	28th May 2020
2510505_P-GR39	Arthur Toft House Proposed Elevations 1	28th May 2020
2510505_P-GR40	Arthur Toft House Proposed Elevations 2	28th May 2020
2510505_P-GR41	Arthur Toft House Proposed Sections 1	28th May 2020
2510505_P-GR42	Arthur Toft House Proposed Sections 2	28th May 2020
2510505_P-GR43	George Crooks House Proposed Elevations 1	28th May 2020
2510505_P-GR44	George Crooks House Proposed Elevations 2	28th May 2020
2510505_P-GR45	George Crooks House Proposed Sections 1	28th May 2020
2510505_P-GR46	George Crooks House Proposed Sections 2	28th May 2020
2510505_P-GR47	Lionel Oxley House Proposed Elevations 1	28th May 2020

2510505_P-GR48	Lionel Oxley House Proposed Elevations 2	28th May 2020
2510505_P-GR49	Lionel Oxley House Proposed Sections 1	28th May 2020
2510505_P-GR50	Lionel Oxley House Proposed Sections 2	28th May 2020
2510505_P-GR51	Window Details	28th May 2020

The application is also accompanied by:	
- Design and Access Statement	
Applicant: Thurrock Council	Validated: 27 May 2020 Date of expiry: 17 August 2020 (Agreed extension of time)
Recommendation:	

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 permission for the replacement of the external wall coverings, windows, communal entrance canopies and roof guardrails and installation of new external lighting at Arthur Toft House, George Crooks House and Lionel Oxley House.

2.0 SITE DESCRIPTION

2.1 The application site is a largely triangular area of land to the on the southern side of New Road, bordered by Exmouth Road to the west, Argent Street to the south, Bridge Road to the east, and New Road and the railway line to the north.

2.2 The site comprises three, broadly identical, 15-storey tower blocks, namely Arthur Toft House, George Crooks House and Lionel Oxley House.

2.3 The application site falls within the Zone of Influence within the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS) Zone of Influence but is not considered a relevant development in relation to the ecological impacts.

3.0 RELEVANT HISTORY

None.

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. Seven comments have been received from four properties within one of the blocks on the application site, objecting to the application on the following grounds:

- Contrary to Local Plan
- Contrary to NPPF
- Contrary to Town and Country Planning Act 1990
- Contrary to Town and Country Planning Act 2015
- Contrary to Planning Practice Guidance
- Contrary to Thurrock Planning Strategy
- Non-compliance with the Development Management Procedure Regulations [DMPR], Town and Country Planning (Development Management Procedure) Regulations
- Lack of proportionality assessment
- Lack of Viability assessment
- Lack of other options / alternatives
- Lack of Environmental Impact Assessment
- Unsubstantiated benefits
- Lack of access and design plans
- Public hearing required

4.3 BUILDING CONTROL:

No objections.

4.4 NETWORK RAIL:

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)
- CSP27 (Management and Reduction of Flood Risk)

Policies for the Management of Development:

- PMD1 (Minimising Pollution and Impacts on Amenity)
- PMD2 (Design and Layout)
- PMD15 (Flood Risk Assessment)

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

The planning issues to be considered in this case are:

- I. Principle of the Development
- II. Design and Layout

III. Impact on Amenity

IV. Flood Risk

I. PRINCIPLE OF THE DEVELOPMENT

- 6.1 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

- 6.2 The proposed development comprises the replacement of the external wall coverings, windows, communal entrance canopies, roof guardrails and the installation of new external lighting at the three tower blocks. There would be no change to the site layout or increase in built footprint.
- 6.3 The current cladding system for these high-rise buildings is showing signs of failure due to the fixing method and is considered to be beyond economic repair. The new materials would utilise a similar palette to the existing, namely light and dark grey, but would introduce a horizontal dark grey band at ground floor level.
- 6.4 The replacement windows would not increase overlooking but would modernise the external appearance of the buildings, in a complementary fashion.
- 6.5 The change to the entrance door and canopy would allow for a more spacious and modern character, while the additional lighting would reflect this character and provide additional security for residents.
- 6.6 The proposal would improve the appearance and character of the existing properties, resulting in a more modern 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
- 6.7 The Council's Building Control Officer has been consulted at this stage to consider the choice of materials proposed. It has been confirmed that throughout the construction process the Council's Technical Services Delivery team will liaise with Building Control, the Fire Service and external engineer to ensure the latest regulations are met.

III. IMPACT ON AMENITY

- 6.8 Seven letters of objection have been received from occupiers of the site. The letters raise concern, amongst other matters, that the proposals would be contrary to local and national planning policy and that an Environmental Impact Assessment (EIA)

and Viability Assessment would be required. The proposals would be fully compliant with both local and national planning policies and, given the scale of the development, would not require the submission of an EIA or Viability Assessment.

- 6.9 The proposed upgrades to the external wall coverings and UPVC windows would improve thermal comfort for the residents.
- 6.10 The proposals would result in no adverse impact upon neighbour amenity and would comply with Policy PMD1.

IV. FLOOD RISK

- 6.11 The application site lies partially within Flood Zone 3, however, no Flood Risk Assessment is required to replace existing materials and the proposals would not conflict with Policies CSTP27 or PMD15 in regard to flood risk.

7.0 CONCLUSIONS AND REASON(S) FOR APPROVAL

- 7.1 The application site is within a residential area and so the principle of development has been established. The replacement of the external wall coverings, windows, communal entrance canopies, roof guardrails and the installation of new external lighting will modernise the external appearance of the buildings, improve thermal comfort for residents and protect the structures into the future.
- 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, associated design guidance and the NPPF.

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.

APPROVED PLANS

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

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2510505_P-GR51	Window Details	28th May 2020

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

MATERIALS AND FINISHES AS DETAILED WITHIN APPLICATION

- 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 LDF 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

