

Reference: 22/00884/TBC	Site: Thurrock Council Civic Offices New Road Grays Essex RM17 6SL
Ward: Grays Riverside	Proposal: Installation of a new entrance doorway to the front of the CO2 building with associated access ramp and steps. Window to be installed within the rear elevation.

Plan Number(s):		
Reference	Name	Received
22085-LSI-AAA-GF-DR-A-1200-S2-WIP	Existing General Arrangement Plans Ground Floor	18th July 2022
22085-LSI-AAA-GF-DR-A-1300-S2-WIP	Proposed General Arrangement Plans Ground Floor	18th July 2022
22085-LSI-AAA-XX-DR-A-1170-S2-WIP	Location Plan	18th July 2022
22085-LSI-AAA-XX-DR-A-1175-S2-WIP	Block Plan	18th July 2022
22085-LSI-AAA-ZZ-DR-A-1250-S2-WIP	Existing General Arrangement Elevations	18th July 2022
22085-LSI-AAA-ZZ-DR-A-1251-S2-WIP	Existing General Arrangement Elevations	18th July 2022
22085-LSI-AAA-ZZ-DR-A-1350-S2-WIP	Proposed General Arrangement Elevations	18th July 2022
22085-LSI-AAA-ZZ-DR-A-1351-S2-WIP	Proposed General Arrangement Elevations	18th July 2022

The application is also accompanied by: N/A

Applicant: Thurrock Council	Validated: 19 July 2022 Date of expiry: 13 September 2022
Recommendation: Approved subject to conditions	

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 installation of a new accessibility ramp to the front elevation of the Council Offices. The ramp would be constructed of red brick with a stainless steel handrail, located adjacent to the underground car park entrance. An existing planter would be reduced in size to allow suitable access to the ramp. A new door would be installed to provide additional access into the Offices. To the west of the ramp a set of stairs is proposed that would also to be constructed of red brick. An existing raised area of hardstanding would also to be increased in depth.
- 1.2 A single paned window would also be installed within the rear elevation of the building at ground floor level, located to the western corner of the building.

2.0 SITE DESCRIPTION

- 2.1 The application relates to part of the Thurrock Council Offices. The Offices are located upon the northern side of New Road.
- 2.2 Just outside the northwestern boundary of the site are a mix of buildings including traditional two storey buildings in use as a dentist surgery and a former public house and flatted development. To the west is the recently completed new Council Office building extension. To the south is the South Essex college building and public square.

3.0 RELEVANT HISTORY

Whilst there is an extensive planning history in relation to the site, the following is of most relevance:

Application Reference	Description of Proposal	Decision
89/00866/FUL	Development of new five storey civic offices	Approved
96/00362/TBC	Change of use of part of second floor from local government use to use for offices other than local government	Approved
19/00617/FUL	Demolition of existing buildings and external wall on the corner of High Street and New Road and	Approved

	<p>refurbishment and extension of Council offices comprising a 3 storey building with raised parapet to the west of existing building (CO2), to provide 147 sq m (GIA) of Class B1 (a) office space on the ground floor as a registry office and 2,163 sq m of Sui Generis floor space on part of the ground floor providing new public service points, meeting rooms and an ancillary cafe and on the upper floors providing a Council Chamber, Committee Rooms and Members Services, together with cycle parking, roof plant and plant enclosure, hard and soft landscaping, seating areas and benches, infrastructure and associated works.</p>	
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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 The application has been advertised by way of neighbour letters and a site notice erected nearby to the site. No comments were received.

5.0 POLICY CONTEXT

National Planning Policy Framework (NPPF)

5.1 The revised NPPF was published on 20 July 2021 and sets out the Government’s planning policies. 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:

4. Decision making
12. Achieving well-designed places

National Planning Practice Guidance (NPPG)

5.2 In March 2014 the former 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. NPPG contains a range of subject areas, with each area containing several sub-topics. Those of particular relevance to the determination of this planning application include:

- Design
- Determining a planning application
- Use of planning conditions

Local Planning Policy

Thurrock Local Development Framework (as amended) (2015)

5.3 The Core Strategy and Policies for Management of Development was adopted by Council on the 28th February 2015. The following policies apply to the proposals:

THEMATIC POLICIES

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

POLICIES FOR 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 assessment below covers the following areas:

- i. Principle of development
- ii. Design of development and relationship with surroundings
- iii. Amenity Impacts

I. PRINCIPLE OF DEVELOPMENT

- 6.2 The proposed alterations are acceptable in principle, given that they are required in association with the operation of the building and there are no changes to the proposed use of the site.

II. DESIGN OF DEVELOPMENT AND RELATIONSHIP WITH SURROUNDINGS

- 6.3 The proposed access ramp would be constructed using materials that would match the existing building. As a result, the proposals would be in keeping with the existing building and there would be no harm to the street scene. The proposal would not appear out of character within its immediate or wider location and as such the proposals comply with Policies CSTP22 and PMD2 of the Core Strategy in this regard.

III. AMENITY IMPACTS

- 6.4 The proposed access ramp and associated works would not negatively impact upon surrounding amenity. The door within the principle elevation and ground floor window in the rear elevation would afford similar views to that of the existing building and the alterations would not result in an unacceptable loss of privacy to nearby residents. Given the above, it is not considered that the proposals would have any significant adverse amenity impacts and as such the proposals are considered to comply with Policy PMD1 in this respect

7.0 CONCLUSIONS

7.1 The proposal is considered to be comply with the relevant Core Strategy policies, as well as relevant chapters of the NPPF.

8.0 RECOMMENDATION

8.1 Approve, subject to 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:

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22085-LSI-AAA-GF-DR-A-1200-S2-WIP	Existing General Arrangement Plans Ground Floor	18th July 2022
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22085-LSI-AAA-ZZ-DR-A-1350-S2-WIP	Proposed General Arrangement Elevations	18th July 2022
22085-LSI-AAA-ZZ-DR-A-1351-S2-WIP	Proposed General Arrangement Elevations	18th July 2022

REASON: For the avoidance of doubt and in 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 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

