

Barking and Dagenham Council Planning Committee		Date: 26 th April 2021
Application No:	20/01859/FULL	Ward: Whalebone
Address:	Chadwell Heath Baptist Church, 76 High Road, Chadwell Heath, Romford, RM6 6PP	
Development:	Redevelopment of Chadwell Heath Baptist Church and adjacent Land comprising buildings of 2 – 4 storeys: The proposal seeks to retain the church's façade, demolish remaining premises and construction of a new church building with associated Community uses and 17 Residential units (Use Class C3)	
Applicant:	Rvd. James Thomas	
<p>Summary:</p> <p>ADDENDUM</p> <p>Following the publication of the committee report, 2 additional neighbour representations have been received. Both have been added to the public access case file however the main areas for concern are listed below:</p> <ul style="list-style-type: none"> • Loss of privacy as a direct result of overlooking from the proposed development into rear windows and gardens for properties on Eric Road, fronting back Lane. • Visual amenity/External Design • Crime and Safety to the rear of the scheme at Back Lane • Noise as a result of the introduction of the residential uses on the site as well as the potential community uses at the Church. • Car Parking Stress arising from visitors of occupants for main building and the Church. • Concerns over consultation process in relation to properties along Eric Road. <p><i>Officer response: Officers acknowledge the representations received which detail a number of objections imbedded raised and considered within the relevant sections within the committee report. It is accepted that the existing site is partially unoccupied and comprises a Church which is currently in use and the proposed development would see an uplift in the overall built form at the site. Throughout the course of the application additional efforts have been made by officers to revise the scheme to achieve a high quality of external design, whilst ensuring the historic character of the church has been retained.</i></p>		

The proposed buildings comprise heights from 2-4 storeys with the smaller elements of the scheme situated to the rear fronting Back Lane to minimise any potential harm for the surrounding properties. Whilst it was acknowledged that there would be limited perceived loss of privacy; this is generally limited to the rear garden spaces and would reflect similar levels of loss of privacy experienced within a residential terrace as seen across Back Lane and Eric Road. Additional efforts to glaze rear and side facing windows would be considered to have a detrimental impact on the overall quality of the habitable spaces within the proposed development.

In addition to the above, appropriately worded conditions and heads of terms have been recommended to control the loss of amenity. The conditions are in relation to scheme of acoustic protection, noise insulation, construction management plan, external lighting, secured by design accreditation and car parking permit free.

Officers maintain that the statutory duties have been fulfilled through the 534 letters sent out to surrounding properties and a press advert dated 23rd September 2020. For the avoidance of doubt a list of the neighbouring properties consulted on Eric Road has been provided below and a copy of the press notice within Appendix 1 at the end of this committee addendum report.

- 1 Eric Road, Chadwell Heath, Romford, RM6 6JJ
- 3 Eric Road, Chadwell Heath, Romford, RM6 6JJ
- 5 Eric Road, Chadwell Heath, Romford, RM6 6JJ
- 7 Eric Road, Chadwell Heath, Romford, RM6 6JJ
- 9 Eric Road, Chadwell Heath, Romford, RM6 6JJ
- 11 Eric Road, Chadwell Heath, Romford, RM6 6JJ
- 11a Eric Road, Chadwell Heath, Romford, RM6 6JJ
- 15 Eric Road, Chadwell Heath, Romford, RM6 6JJ
- 17 Eric Road, Chadwell Heath, Romford, RM6 6JJ
- 17a Eric Road, Chadwell Heath, Romford, RM6 6JJ
- 19 Eric Road, Chadwell Heath, Romford, RM6 6JJ
- 21 Eric Road, Chadwell Heath, Romford, RM6 6JJ
- 23 Eric Road, Chadwell Heath, Romford, RM6 6JJ
- 25a Eric Road, Chadwell Heath, Romford, RM6 6JJ
- 25b Eric Road, Chadwell Heath, Romford, RM6 6JJ
- 27 Eric Road, Chadwell Heath, Romford, RM6 6JJ
- 29 Eric Road, Chadwell Heath, Romford, RM6 6JJ
- 31 Eric Road, Chadwell Heath, Romford, RM6 6JJ
- 33 Eric Road, Chadwell Heath, Romford, RM6 6JJ
- 35 Eric Road, Chadwell Heath, Romford, RM6 6JJ
- 37 Eric Road, Chadwell Heath, Romford, RM6 6JJ
- 39 Eric Road, Chadwell Heath, Romford, RM6 6JJ
- 41 Eric Road, Chadwell Heath, Romford, RM6 6JJ
- 42 Eric Road, Chadwell Heath, Romford, RM6 6JH
- 43 Eric Road, Chadwell Heath, Romford, RM6 6JJ
- 43a Eric Road, Chadwell Heath, Romford, RM6 6JJ
- 47 Eric Road, Chadwell Heath, Romford, RM6 6JH

- *75 Eric Road, Chadwell Heath, Romford, RM6 6JH*
- *75a Eric Road, Chadwell Heath, Romford, RM6 6JH*
- *76 Eric Road, Chadwell Heath, Romford, RM6 6JH*
- *78a Eric Road, Chadwell Heath, Romford, RM6 6JH*
- *Ground Floor Flat, 78a Eric Road, Chadwell Heath, Romford, RM6 6JH*
- *78b Eric Road, Chadwell Heath, Romford, RM6 6JH*
- *First Floor Flat, 78b Eric Road, Chadwell Heath, Romford, RM6 6JH*
- *80 Eric Road, Chadwell Heath, Romford, RM6 6JH*
- *82 Eric Road, Chadwell Heath, Romford, RM6 6JH*
- *84 Eric Road, Chadwell Heath, Romford, RM6 6JH*
- *84a Eric Road, Chadwell Heath, Romford, RM6 6JH*
- *86 Eric Road, Chadwell Heath, Romford, RM6 6JH*
- *88 Eric Road, Chadwell Heath, Romford, RM6 6JH*
- *90 Eric Road, Chadwell Heath, Romford, RM6 6JH*
- *92 Eric Road, Chadwell Heath, Romford, RM6 6JH*
- *94 Eric Road, Chadwell Heath, Romford, RM6 6JH*
- *96 Eric Road, Chadwell Heath, Romford, RM6 6JH*
- *96a Eric Road, Chadwell Heath, Romford, RM6 6JH*
- *98 Eric Road, Chadwell Heath, Romford, RM6 6JH*
- *98a Eric Road, Chadwell Heath, Romford, RM6 6JH*
- *100 Eric Road, Chadwell Heath, Romford, RM6 6JH*
- *100a Eric Road, Chadwell Heath, Romford, RM6 6JH*

Contact Officer Nathaniel Soneye-Thomas	Title: Principal Development Management Officer	Contact Details: E-mail: Nathaniel.soneye-thomas@befirst.london
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**TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT
PROCEDURE)
(ENGLAND) ORDER 2015
NOTICE UNDER ARTICLE 15**

Notice is given that an application has been made to the London Borough of Barking and Dagenham by Mr Jacek Grabowski (SUSD) to obtain planning permission for:

Application No: 20/01859/FULL

Proposal: Redevelopment of Chadwell Heath Baptist Church and adjacent Land comprising buildings of 2 – 4 storeys: The proposal seeks to retain the church's façade, demolish remaining premises and construction of a new church building with associated Community uses and 20 Residential units (Use Class C3)

Location: Chadwell Heath Baptist Church, 76 High Road, Chadwell Heath, Romford, Barking And Dagenham, RM6 6PP

Be First, a wholly Council owned company, is processing planning applications on behalf of the London Borough of Barking and Dagenham Council.

The application can be viewed online at <http://paplan.lbbd.gov.uk/online-applications>.

Any person who wishes to make representations about the application should do so within 24 days beginning with the date of publication of this notice by e-mailing planning@befirst.london or posting a letter to Be First, 9th Floor Maritime House, 1 Linton Road, Barking IG11 8HG. Alternatively, you can send your comments to us online using the link above.