

Decision Maker: **Committee/Portfolio Holder**

Date: **20.12.2012**

Decision Type: Non-Urgent Non-Executive Key

Title: **HOLY TRINITY CONVENT SCHOOL - ADDITIONAL
CONDITION FOR PLANNING PERMISSION REF. 12/02443 TO
SECURE DETAILS OF WORKS TO THE BOUNDARY WALL TO
EXPEDITE REMOVAL OF HOARDING.**

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Chief Officer: Bob McQuillan

Ward: Plaistow and Sundridge

1. Reason for report

- 1.1 An additional condition is recommended for planning permission ref. 12/02443 (granted for the redevelopment of Holy Trinity Convent School, Plaistow Lane) in order to secure details of works to the boundary wall to expedite the removal of hoarding which has been erected around the site.
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2. **RECOMMENDATION(S)**

- 2.1. Members approve an additional condition for planning permission ref. 12/02443.

3. COMMENTARY

3.1 Planning permission was granted subject to the prior completion of a legal agreement on 8 November 2012 for demolition of existing school/ convent buildings and erection of 11 detached houses and part 3/4 storey building with basement car parking comprising 22 flats, alterations to boundary wall and access from Plaistow Lane, car parking and landscaping (ref. 12/02443). The legal agreement has now been finalised and the Council will shortly be in a position to issue the planning permission.

3.2 The approved scheme involved the rebuilding and repair of the Grade II curtilage listed boundary wall. A structural report submitted at application stage concluded that the wall is a dangerous structure and should be cordoned off for safety reasons. A hoarding has now been erected around the boundary wall which has restricted the use of the pavement by pedestrians. A safety barrier has recently been erected to allow pedestrians to use part of the road. In order to ensure that the hoarding can be removed in a timely manner it is considered appropriate to attach an additional condition to the planning permission to ensure that the rebuilding and repair works are carried out expeditiously.

3.3 Members are recommended to approve the following additional condition:

‘Details of the works to repair and/or rebuild the front boundary wall shall be submitted to and approved in writing by the Local Planning Authority and the approved works shall be carried out in accordance with the details within 3 months of the commencement of the development hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that the rebuilding and repair works and the removal of the hoarding can be carried out expeditiously and in order to comply with Policy T18 of the Unitary Development Plan.’

Non-Applicable Sections:	Financial, Policy, Legal and Personnel implications
Background Documents: (Access via Contact Officer)	Enforcement files containing exempt information as defined by Schedule 12a of the Local Government (Access to Information) Act 1985 are not available for public inspection.