

<b>Committee:</b> Development Committee	<b>Date:</b> 08 January 2018	<b>Classification:</b> Unrestricted	<b>Agenda Item Number:</b>
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<b>Report of:</b> Corporate Director Place	<b>Title:</b> Listed Building Consent
<b>Case Officer:</b> Adam Garcia	<b>Ref No:</b> PA/17/02495
	<b>Ward:</b> Bethnal Green

## 1. APPLICATION DETAILS

**Location:** Bancroft Local History And Archives Library, 277 Bancroft Road, London, E1 4DQ

**Existing Use:** D1 Education

**Proposal:** Retrospective application for the addition of a new ventilation panel to an existing duct to the basement door on the building's facade.

**Drawing and documents:** Design & Access Statement  
17 020 PA 00 001 P1 – Location Plan  
17 020 PA 00 020 P1 – Existing Front Elevation  
17 020 PA 00 010 P1 – Existing Basement & Ground Floor Plan  
17 020 PA 00 011 P1 – Existing First Floor Plan  
17 020 PA 00 012 P1 – Existing Second, Third & Mezzanine Floor Plans  
17 020 PA 00 120 P1 – Proposed Front Elevation  
17 020 PA 00 110 P1 – Proposed Basement & Ground Floor Plan

**Applicant:** London Borough of Tower Hamlets  
**Ownership:** London Borough of Tower Hamlets

**Historic Building:** Grade II Listed Building  
**Conservation Area:** Carlton Square

## 2. EXECUTIVE SUMMARY

2.1 The local planning authority has considered the particular circumstances of this application against the Council's approved planning policies contained in the London Borough of Tower Hamlets Core Strategy (2010) and Tower Hamlets Managing Development Document (2013), the London Plan (2015) and National Planning Policy Framework (2012) and has found that:

2.2 The proposed refurbishment works have been sensitively designed to preserve the special character and fabric of the Grade II listed building.

- 2.3 In accordance with the Arrangements for Handling Heritage Applications Direction (2015), Historic England has directed the Council to determine the listed building consent application. The direction requires that if the Council is minded to grant listed building consent it should do so. The direction has been endorsed by the Secretary of State (via the National Planning Casework Unit) who have confirmed the application does not need to be referred to them (Secretary of State).

### 3. RECOMMENDATION

- 3.1 That the Committee resolve to **GRANT** Listed Building Consent subject to conditions as set out below.
- 3.2
1. Time Limit.
  2. Completion in accordance with approved drawings.

### 4. SITE AND SURROUNDINGS

- 4.1 The application site is located on the eastern side of Bancroft Road and north of the Queen Mary University Campus. The building itself is two storeys in height plus basement and has an elegant street facing front façade with distinctive cornicing and fenestration detailing. The site and surrounding area form part of Carlton Square Conservation Area. The Bancroft Local History and Archives Library and the nearby London Hospital are the only Grade II listed buildings within the Carlton Square Conservation Area.

- 4.2 The Carlton Square Conservation Area Appraisal describes the library as follows:

*“Bancroft Road is the library which was built in two parts, with the northern end built in 1865 and the southern part probably built earlier. 2 storeys in scale, the library building is constructed of white stone with heavy eaves cornice. Presented with banding between storeys, the ground floor is rusticated and has central round arched windows and its door flanked by Tuscan pilasters.”*

- 4.3 The Historic England listing description of the building is as follows:

*“BANCROFT ROAD E1 1. 4431 (North East Side) No 277 (Tower Hamlets Library) TQ 3532 10/167 II 2. Built in 2 parts. Northern end 1865. White stone with heavy eaves cornice, panelled below. Broad frieze and blocking course. 2 storeys, 5 windows with bands above those of 1st floor. 3 light windows with round arched heads separated by Corinthian pilasters. Double engaged pillars at ends. Ground floor has central round arched windows and door flanked by Tuscan pilasters, outer ones rusticated. Broad entablature with cornice, frieze and architrave above ground floor. Southern part probably earlier. 2 storeys, 6 windows: those of top floor round headed. Cornice with blocking course and frieze with wreaths. Band between storeys. Enriched keystones to windows. Bottom floor rusticated”.*

- 4.4 The building is not subject to any other designations.

## **5 Relevant Planning History**

- 5.1 PA/10/01432 - Retention of 30 replacement timber windows on ground to second floors of south and south - west elevations. Works would include the replacement of rotting sash and casement frames with identical units and the replacement of single glass panes, within those frames with double glazed sealed units of similar size. Permitted 15 July 2011

## **6. POLICY FRAMEWORK**

- 6.1 For details of the status of relevant policies see the front sheet for "Planning Applications for Determination" agenda items. The following policies are relevant to the application:

### **6.2 Government Planning Policy**

National Planning Policy Framework 2012  
Planning Practice Guidance

### **6.3 London Plan (MALP 2016)**

- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage assets and archaeology

### **6.4 Tower Hamlets Core Strategy 2010**

SP02 - Urban living for everyone  
SP10 - Creating Distinct and Durable Places  
SP12 - Delivering placemaking

### **6.5 Managing Development Document 2013**

DM23 - Streets and the public realm  
DM24 - Place-sensitive design  
DM25 - Amenity  
DM27 - Heritage and the historic environment

## **7. CONSULTATION**

- 7.1 The views of the Directorate of Development and Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below. The following were consulted regarding the application:

### **External Consultees**

Historic England

- 7.2 Historic England has considered the information received and do not wish to offer any further comment on this occasion.

Victorian Society

- 7.3 No comments received

**Internal Consultees**

LBTH Conservation and Design Officer

- 7.4 No objection

**8. LOCAL CONSULTATION**

- 8.1 A total of 24 planning notification letters were sent to nearby properties as detailed on the attached site plan. A site notice was displayed and a press notice was placed. No letters of representation have been received either in support or objection.

**9. MATERIAL PLANNING CONSIDERATIONS**

- 9.1 When determining listed building consent applications, section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires that special regard should be paid to the desirability of preserving the building or its setting, or any features of special interest. Pursuant to Section 72(1) of the above mentioned Act a local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 9.2 The main issue for Members' to consider is whether the proposed works are appropriate in this respect.

**Impact on Special Architectural and Historic Character of the Listed Building.**

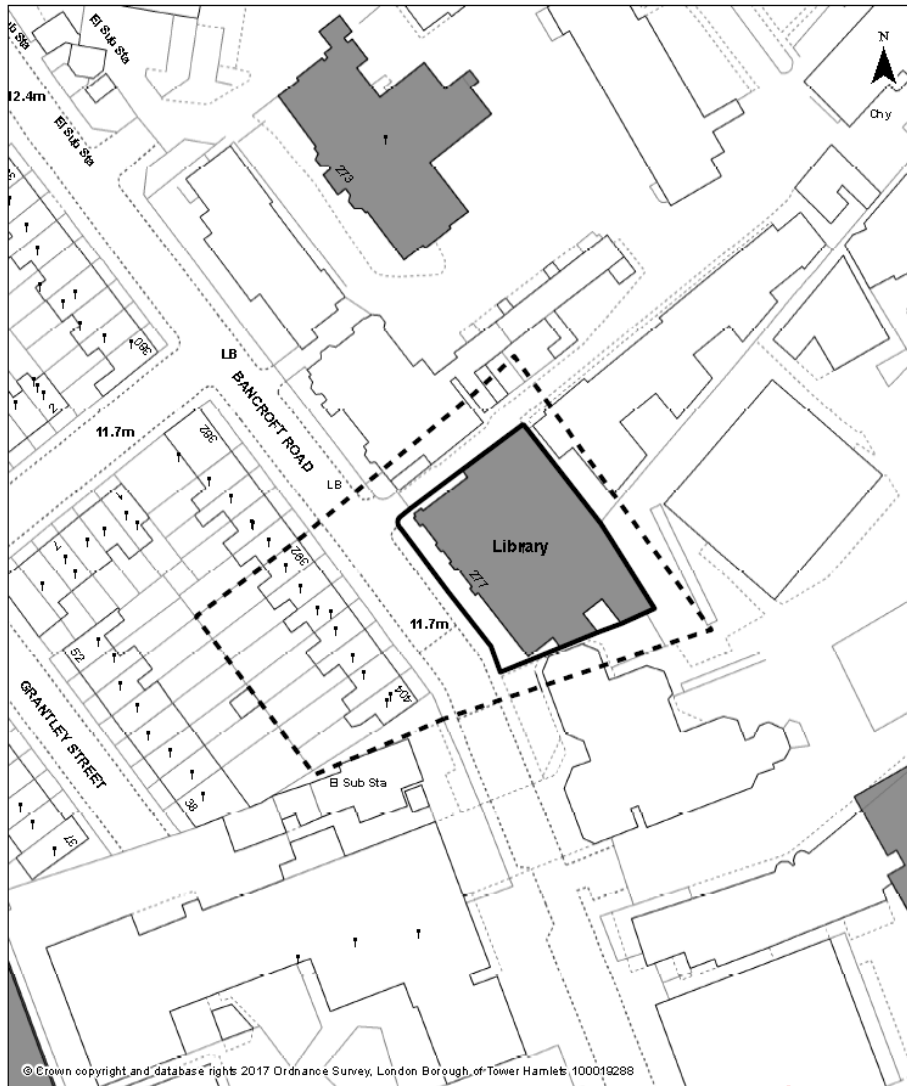
- 9.3 London Plan Policy 7.8 requires development to identify, value, conserve, restore, re-use and incorporate heritage assets where appropriate and requires development affecting heritage assets and their settings to conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.
- 9.4 Adopted CS Policy SP10 seeks to protect and enhance the boroughs Heritage Assets and policy DM27 of the Managing Development Document seeks to ensure development, does not result in an adverse impact on the character, fabric or identity of the heritage asset or its setting; is appropriate in terms of design, scale, form, detailing and materials in its local context and that it enhances or better reveals the significance of the asset or its setting.
- 9.5 The works relate to the existing basement door, located on the front façade of the building. The works have already been carried out. From street view this area is obscured by a hedge located to the right of the main entrance doors.
- 9.6 The former clear access to the door was limited by existing ductwork and a vent located to the top left hand corner of the door when viewed externally. The former

vent measured 500mm x 500mm which reduced to clear width of the basement door from 1300mm to 800mm. The newly installed ducting measures 300mm, positioned adjacent to the door. The door has been resized and reused to accommodate the new vent, and has created a clear door width of 1000mm. The metal vent is powder coated and matches the existing colour of the door.

- 9.6 It is noted that the proposals involve no loss of the original fabric which has been preserved as a result of the refurbishment works described above. The impact on the exterior of the building is very minor due to the basement door's location hidden from the main street level view of the front façade. Officers are supportive of this retrospective application which is not detrimental to the historic or architectural importance of the listed building and causes no harm to the heritage asset. The alterations do not significantly alter the fabric or identity of the listed building.
- 9.7 Overall, it is considered that the works have an acceptable impact on the character of the Grade II listed building. In line with s66 of the Planning (Listed Building and Conservation Areas) Act the development preserves the special architectural interest of the listed building, according with the aforementioned planning policies. Further, there is not considered to be any impact on the conservation area.

## **10 CONCLUSION**

- 10.1 The works are considered to preserve the special historical and architectural character and appearance of the Grade II Listed Building. As such, the works accords with the aims of Sections 7 and 12 of the NPPF, policy 7.8 of the London Plan, policy SP10 of the CS, policy DM27 of the MDD, which seek to ensure works to listed structures preserve features of special historic and architectural interest.
- 10.2 All other relevant policies and considerations have been taken into account. Listed Building Consent should be GRANTED for the reasons set out in the EXECUTIVE SUMMARY and MATERIAL PLANNING CONSIDERATIONS sections as set out in the RECOMMENDATION at the beginning of this report.



-  Consultation Area
-  Planning Application Site Boundary
-  Statutory Listed Buildings
-  Locally Listed Buildings

Scale @ 1:800  
 10 5 0 10 20 30 Metres

### Planning Application Site Map PA/17/02495

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process.



GIS for  
Place Directorate  
LONDON BOROUGH OF TOWER HAMLETS  
Date: 12/12/2017

