

Committee: Development	Date: 29 th June 2011	Classification: Unrestricted	Agenda Item Number:
Report of: Corporate Director of Development and Renewal		Title: Town Planning Application	
Case Officer: Shahara Ali-Hempstead		Ref No: PA/11/00341	
		Ward: Bromley By Bow	

1. APPLICATION DETAILS

- Location:** Bromley Public Hall, Bow Road, London, E3 3AA
- Existing Use:** Registry Office
- Proposal:** Internal works to be carried out at basement, first floor and second floor level. Provision of works to include installation of new internal timber staircase to extend from first floor to second floor, removal of partitions at basement and second floor. Installation of internal shutters, reconfiguration of kitchen and associated general works.
- Drawing Nos:** 01, 02, EX0B, EX0G, EX01, EX02, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 101,102, 103,
- Applicant:** London Borough Tower Hamlets
- Owner:** London Borough Tower Hamlets
- Historic Building:** Grade II Listed.
- Conservation Area:** Adjoining Fairfield Road Conservation Area.

2. SUMMARY OF MATERIAL PLANNING CONSIDERATIONS

- 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 adopted Core Strategy (2010) Unitary Development Plan (1998), the Council's Interim Planning Guidance (2007), associated supplementary planning guidance, the London Plan and Government Planning Policy Guidance and has found that:
- 2.2 The proposed installation of new staircase at first and second floor level, installation of timber partitions at first floor level and installation of four panel timber door at second floor level to match existing would preserve the historic character of the building and in part enhance. The replacement and renewal of the doors are considered to enhance the appearance of the listed building would have no significant impact upon the fabric and integrity of the listed building in accordance with policies DEV37 of the Unitary Development Plan 1998 (as saved September 2007), CON1 of the Interim Planning Guidance for the purposes of Development Control (2007) and SP10 of the adopted Core Strategy (2010).

RECOMMENDATION

3. That the Committee resolve to refer the application to the Government Office for London with the recommendation that the council would be minded to grant Listed Building Consent subject to conditions as set out below.
 1. The development allowed by this permission must begin within three years from the date of this decision.
 2. The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule to this planning permission.
 3. All new internal works and finishes and works of making good shall match the existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.

4. PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 The Council seeks Listed Building Consent for the internal works to be carried out at basement, first floor and second floor level. Provision of works to include installation of new internal timber staircase to extend from first floor to second floor, removal of partitions at basement and second floor. Installation of internal shutters, reconfiguration of kitchen and associated general works.
- 4.2 The council is prohibited from granting itself listed building consent. Regulation 13 of the Planning (Listed Building and Conservation Areas) Regulations 1990 requires that such applications are referred to the Secretary of State, together with any representations received following statutory publicity.

Site and Surroundings

- 4.3 The Bromley Public Hall is a grade II listed building which dates from the 19th century. It houses Registrars services and is a public building.
- 4.4 The building dates from mid 19th century and was listed on 27th September 1973. The building comprises of two storey detached building and basement forming a stand alone building. The original building was constructed in brown London stock bricks and the façade facing Bow Road is stone faced with balustrade parapet to roof and to the first floor. The main roof is not visible from the street level and is constructed with hip roof in slate finish. The roof is concealed behind the stone balustrade parapet.
- 4.5 The main stone faced symmetrical facade facing Bow Road consist of ten windows that are paired. The central bay is composed with a central arch and the porch is accessed through a series of steps. Architectural features such as Corinthian pilasters are present between the first floor windows and composite pilasters between those of ground floor windows on either side of the main entrance.
- 4.6 The northern curtilage of the site forms the boundary of the Fairfield Road conservation area. The site itself is not located within the conservation area.

Relevant Planning History

- 4.7 The site has an extensive planning history, with the earliest application in 1950. Of these applications the following is the most relevant.
- 4.8 Under planning references PA/89/00014 Planning permission was granted on 04/07/1989 for building to provide accommodation for the registrar of births, Deaths & marriages on the Basement and ground floors, together with a continuing use of the Main hall for reception meetings new staircase for disabled access to all floors by lift and toilet facilities new extension to west elevation
- 4.9 Under planning references PA/99/01160 Listed Building Consent was granted on 14/01/2000 for alterations in connection with the conversion of first floor hall to create a marriage and waiting room.

5. POLICY FRAMEWORK

- 5.1 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:

5.2 Government Planning Policy Guidance/Statements

PPS5- Planning and the historic Environment.

5.3 London Plan

4B.11: London's Built Heritage
4B.12: Heritage Conservation

5.4 Adopted Core Strategy (2010)

SP10 – (2) & Creating distinct and durable
(3) places

5.5 Unitary Development Plan (UDP)(as saved September 2007)

Policies: DEV1 Design Requirements
 DEV2 Environmental Requirements
 DEV27 Impact of minor alterations in conservation area on the
 DEV37 building in question and the conservation area
 Alterations to listed buildings to preserve special
 architectural or historic interest of the building, repair
 original features and replace missing items, traditional
 materials

5.6 Interim Planning Guidance for the purposes of Development Control (IPG)(Oct 2007)

Policies DEV1 Design
 CON 1 Listed buildings

6. CONSULTATION RESPONSE

- 6.1 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:

English Heritage

- 6.2 The proposed works comprise alterations to the basement, first and second floors of this important public building which dates from the nineteenth century. We welcome the proposed reuse of the second floor which is currently unused.
- 6.3 It is important that a careful assessment is made with regard to the proposals to replace features such as doors. Whilst we note that it is generally proposed that replacements are 'to match existing', we would nevertheless urge that, wherever possible any original features are repaired rather than renewed. This will help to ensure the retention of the maximum amount of historic fabric.
- 6.4 We would urge you to address the above issues, and recommend that this application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Officer's comments: The Council will consider where possible to repair rather than renew any original feature as advised by English Heritage.

7. LOCAL REPRESENTATION

- 7.1 A total of 52 neighbouring addresses were consulted by letter, a site notice was posted on 24th March 2011 and a press notice published 21st March 2011. No responses have been received in objection/support.

8.0 MATERIAL PLANNING CONSIDERATIONS

- 8.1 When determining listed building consent applications, section 16 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.
- 8.2 The main planning issues raised by the application that the committee must consider are:

- Built Heritage and Design

Design and Impact on the setting of the Listed building.

- 8.3 The following works are proposed:
- 8.4 **Basement:**
- Removal of partition in the front office. (Note: It is not an original partition)
 - Re-designed of the kitchen.
- 8.5 **First Floor:**
- Removal of fire door to original stair enclosure. (This is not an original door).
 - Removal of existing Second floor timber floor up to the cupboards in the original stair enclosure.
 - Installation of new internal timber staircase to extend from first floor to second floor

- Reduce the length of radiator casing.
- Installation of partition under new staircase to form a cupboard
- Form stud partition and a fire door to create Bridal Room in the lobby
- Change the swing of the door from new Bridal Room to the main hall.
- Provide scissor security shutters internally to two windows at first floor

8.6 Second Floor:

- Remove brick wall to form two offices into a staff room.
- Convert bathroom to a WC.
- Convert small room to staff kitchen
- Remove floor ladder and block up opening.
- Provide a fire door in the kitchen.
- Remove floor as necessary to facilitate new staircase.
- Replace existing paneled access door and frame to match existing
- Replace glazed double door in the rear elevation with new timber doors to match existing.
- Renew doors to cupboards

8.7 General:

- Provide new electrical layout, including lights, sockets, switches, fire alarms to suit the revised layout where ever necessary.
- Provide floor finishes matching existing in the building.

8.8 Adopted Core Strategy policy SP10 encourages development that preserves and enhances development that the heritage value of the immediate and surrounding environment. This is supported by saved Policy DEV 1 of the Unitary Development Plan (UDP) which states all development proposals should take into account and be sensitive to the character of the surrounding area in terms of design, bulk, scale and the use of materials.

8.9 Policies DEV 27 and DEV37 seek to ensure that development is appropriate to the setting of conservation areas and listed buildings. The policies state that new proposals should not have an adverse impact on the character, fabric or identity on the historic buildings.

8.10 Policy CON1 and CON2 of the Interim Planning Guidance (IPG) seeks to ensure development will not have an adverse impact on the character, fabric or identity of the listed building, and that it preserves or enhances the setting of the boroughs conservation Areas.

8.11 The removal of partial timber floor to install a new timber staircase, to extend from first floor to second floor level is considered appropriate and in keeping with the existing building and would allow access to the second floor which at present is only accessible via a step ladder. The new stairs will allow the use of the redundant second floor, which has not been in use due to restricted access.

8.12 The proposed removal of the brick wall on the second floor would create a larger functioning room. All internal works as listed in the schedule of works at basement, first and second floor level are not considered harmful to the Listed building.

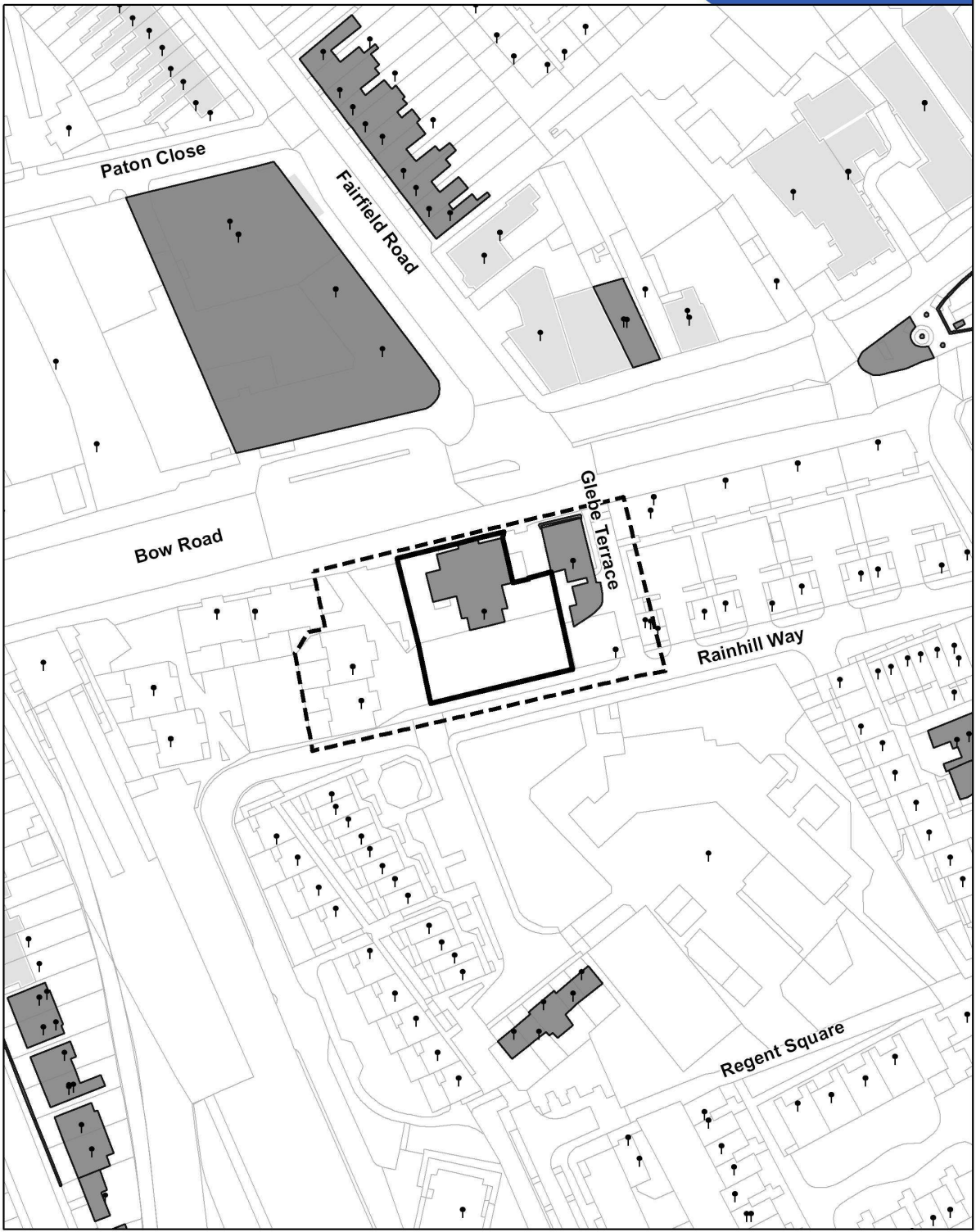
8.13 Assessment of the proposal by LBTH Development Design and Conservation considered that the proposal would preserve the special historic interest of the building and are acceptable in terms of policy DEV37 of the Unitary Development Plan (1998), policy SP10 (1), (2) and (3) of the adopted Core Strategy (2010), policy CON1 of the Interim Planning Guidance (2007) and policy 4B.11 and 4B.12 of the

London Plan.

9 **Conclusions**

- 9.0 All other relevant policies and considerations have been taken into account The Secretary of State can be advised that this Council would have been minded to grant Listed Building Consent for the reasons set out in the SUMMARY OF MATERIAL PLANNING CONSIDERATIONS and the details of the decision are set out in the RECOMMENDATION at the beginning of this report.

Planning Application Site Map



Planning Application Site Boundary	Locally Listed Buildings	Land Parcel Address	
Consultation Area	Statutory Listed Buildings	0 30 m	

1:1,250

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