

Committee: Development	Date: 8 th March 2012	Classification: Unrestricted	Agenda Item: 8.1
Report of: Corporate Director of Development and Renewal		Title: Listed Building Application	
Case Officer: Nasser Farooq		Ref No: PA/11/2213	
		Ward: Mile End and Globe Town	

1.0 APPLICATION DETAILS

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

Existing Use: Local History Library and Archives (Use Class D1)

Proposal: Replacement and repair works to the rooflights serving the Carnegie Room.
Removal of existing rooflights and infill with insulated felt roof covering and internal works consisting of the replacement of an existing lift.

Documents: Design and Access Statement- Revision B dated 13th January 2012.

Drawing Nos: 194/11 B, 194/20 A, 194/101 G, 194/102 G, 194/110 A, 194/120 B, 194_L/39, 194_L/40 A, 194_L/41, 194_L/42, 194_L/43 A, 194_L/44 B, 194_L/45 A, 194_L/46 A, 194_L/47 A, 194_L/48 A, 194_L/49 A, 194_L/50, 194_L/51 A, 194_L/52, and 194_L/53 A.

Applicant: Tower Hamlets Local History Library and Archives

Owner: LBTH

Historic Building: Grade II Listed.

Conservation Area: Carlton Square 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 Unitary Development Plan, the adopted Core Strategy Development: Development Plan Document 2025, the Managing Development: Development Plan Document (proposed submission version 2025) the Council's Interim Planning Guidance (2007) and associated supplementary planning guidance, the London Plan and Government Planning Policy Guidance and has found that:

2.2 1. The proposed works contribute to the long-term preservation of the

building by the various repair and replacement works. As such, the works are appropriate in terms of design and use of materials, and as such accord with the aims of policy 7.8 of the London Plan (2011), policy SP10 of the adopted Core Strategy (2010), saved policy DEV37 of the adopted Tower Hamlets Unitary Development Plan (1998), policy CON1 of the Interim Planning Guidance October 2007 and policy DM27 of the Managing Development Proposed Submission Version (2012), which seek to ensure works to Listed structures preserve features of special historic and architectural interest.

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.
 - 3.1
 1. Time Limit.
 2. Completed in accordance with approved drawings.
 3. Method Statement outlining how historic fabric of the listed building is preserved during the proposed works
 4. Sample of the slate for the lending library.
 5. All materials/ finishes to match existing unless specified on submitted drawings.

4. BACKGROUND

- 4.1 This application for Listed Building Consent is required for proposed works to the Bancroft Local History Library. The Library is Grade II Listed, and is owned by the Council. The Council's scheme of delegation requires that where the Council is applying for works to a Listed Building that it owns, the application must be brought before Members.
- 4.2 The Council cannot determine applications for Listed Building Consent for works to buildings that it owns. 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.
- 4.3 The purpose of this report is to allow Members to recommend to the Secretary of State that the Council would be minded to grant Listed Building Consent, were it empowered to do so itself.

5. PROPOSAL AND LOCATION DETAILS

Proposal

- 5.1 The proposals are for various internal and external works to Bancroft Library.

The external works are summarised as:

- 5.2
 - Repairs to the roof of the Vestry Hall and Carnegie Room
 - Replacement of non original felt with slate to the Lending Library
 - Replacement of gutters to the Lending Library
 - Re- laying the roof of the Caretaker's Flat with insulated roofing system.
 - Renewal of pipes and flashings, with more simple outlets where feasible.

- 5.3 Internal works revolve around the replacement of existing lift to a new wheelchair accessible lift
n.b The original listed building application proposed internal toilets accessed from the main stairs and an secondary means of escape. These elements have been omitted from the proposals.

Site and Surroundings

- 5.4 The Bancroft Local History and Archives Library was Grade II Listed in 1973. English Heritage state the northern end of the building was built in 1865.
- 5.5 The building itself is two storeys in height and has an elegant front façade with distinctive cornices and fenestration detailing.
- 5.6 The application site and the surrounding area form part of the Carlton Square Conservation Area.
- 5.7 The Bancroft History Library, and the nearby London Hospital are the only Grade II listed buildings within the Carlton Square Conservation Area.
- 5.8 The 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. Two 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.

- 5.10 Queen Mary University is located to the south of the site. Immediately adjacent to the site is a residential terrace.

Relevant Planning History

- 5.11 The works proposed in this application are 'Phase 2' of the works proposed to the Bancroft Library. Each phase is dependent on funding.
- 5.12 Under planning references PA/10/00100 and PA/10/00101, planning and listed building consents were granted on 25th August 2010 and 14 September 2010 respectively for phase 1 of the works to the Library. The works included the provision of a new wc for disabled persons, alterations to front entrance consisting of a new lobby and ramp, removal of existing ramp, handrails at front entrance and provision of a new ramp with a landing and replacement front doors in same style as existing;
- 5.13 A site visit revealed that this consent has been implemented
- 5.14 With regards to this listed building consent, an associated application for Planning Permission (reference PA/11/2212) has also been submitted to the Council. Under the Council's scheme of delegation this application does not have to be brought before Member's for a decision. Officers will make a decision on the full planning application following member's resolution on this listed building referral.

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:

Spatial Development Strategy for Greater London (London Plan 2011)

7.8 Heritage assets and archaeology

Core Strategy Development Plan Document (adopted 2010)

Policies: SP10 Creating distinct and durable places

Unitary Development Plan 1998 (as saved, 2007)

Policies: DEV1 Design requirements
DEV27 Listed Buildings

Managing Development DPD (proposed submission version 2012)

DM27 Heritage and the historic environment

Interim Planning Guidance for the purposes of Development Control (October 2007)

Policies: DEV2 Character and Design
CON1 Listed Buildings

Government Planning Policy Guidance/Statements

PPS5 Planning and the Historic Environment

Community Plan The following Community Plan objectives relate to the application:
A better place for living well

7. CONSULTATION RESPONSE

- 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:

English Heritage

- 7.2 The Bancroft Road Library is listed at Grade II. It is an important Civic building, the complex form of which reflects its historic evolution from a Vestry Hall into a Public Library.
- 7.3 English Heritage welcomes the proposed works which will help to improve access to the building and help to ensure the survival of historic building fabric (and historic public records of great importance).
- 7.4 It is important that suitable conditions are attached to any permission with regard to the requirement for details of the works.
- 7.5 *Officer comment: the comments made by English Heritage have been noted, and conditions have been recommended to ensure the fabric of the listed building is*

protected during the works and also to ensure the proposed replacement and new materials match existing and are sympathetic to the historic fabric of the Listed Building.

8. LOCAL REPRESENTATION

- 8.1 A total of 24 neighbouring addresses were consulted by letter, a site notice was posted and the application was published in the East End Life. No letters of representation have been received in support or objection to the proposals.

9.0 MATERIAL PLANNING CONSIDERATIONS

- 9.1 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.
- 9.2 The main issue for Members' to consider is whether the proposed restoration works are appropriate in this respect.

Design and Impact on the Listed Building.

- 9.3 London Plan (2011) 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 Core Strategy Policy SP10 seeks to protect and enhance the boroughs Heritage Assets.
- 9.5 Saved policy DEV37 of the Unitary Development Plan 1998 (UDP) states that proposals to alter listed buildings or structures will be expected to preserve the special architectural or historic interest of the building. In particular, it requires that alterations retain and repair original architectural features and that any works are undertaken with traditional materials. This is further reinforced by policy DM 27 of the Managing Development DPD and Policy CON1 of the Interim Planning Guidance October 2007 (IPG).
- 9.6 The proposed external works consist of alterations to the roof above the Vestry Hall, Carnegie Room, Lending Library and Caretakers flat. The works are conservation led, with old slate and ridge tiles salvaged where feasible and new materials to match the original where possible.
- 9.7 In addition, the 'in-line' glazing to the Carnegie Room roof is proposed to be replaced with a conservation style rooflight, which is less prone to leaking. The lead flashings will be internally located.
- 9.8 More significant changes are proposed to the Lending Library roof, where a non original felt roof is to be replaced with a slate roof which is more in keeping with the Listed Building.
- 9.9 Furthermore, new pipes and flashings are proposed to match existing, which are currently defective. The replacement pipes are to be either Cast Iron or Heritage

Cast Aluminium to match existing.

- 9.10 Other replacement works are also proposed following the general theme of repairing the existing where possible and in instances where this is not possible to replace with existing or similar materials.
- 9.11 This includes the removal and repair of some of the coping to the roof. This has been weathered over time and represents a safety risk to pedestrians walking alongside the Library. The roof is currently covered by netting to alleviate this risk.
- 9.12 Lastly, the staff and archive rooms are to be changed into a secure archive storage area. As a result the existing non-original rooflights which are single glazed and prone to leakages are to be removed and covered by a felt roof. This element is proposed to be temporary to meet the current needs of the rooms as secure archive rooms. Long term plans for this part of the Library are yet to be formulated under a masterplan.
- 9.13 Overall, the roof works will be concealed from street view by the existing parapet walls and will only be seen from the upper floors of the adjoining Queen Mary University, notwithstanding this; they are considered acceptable in principle and will preserve the special historic character of this listed building.

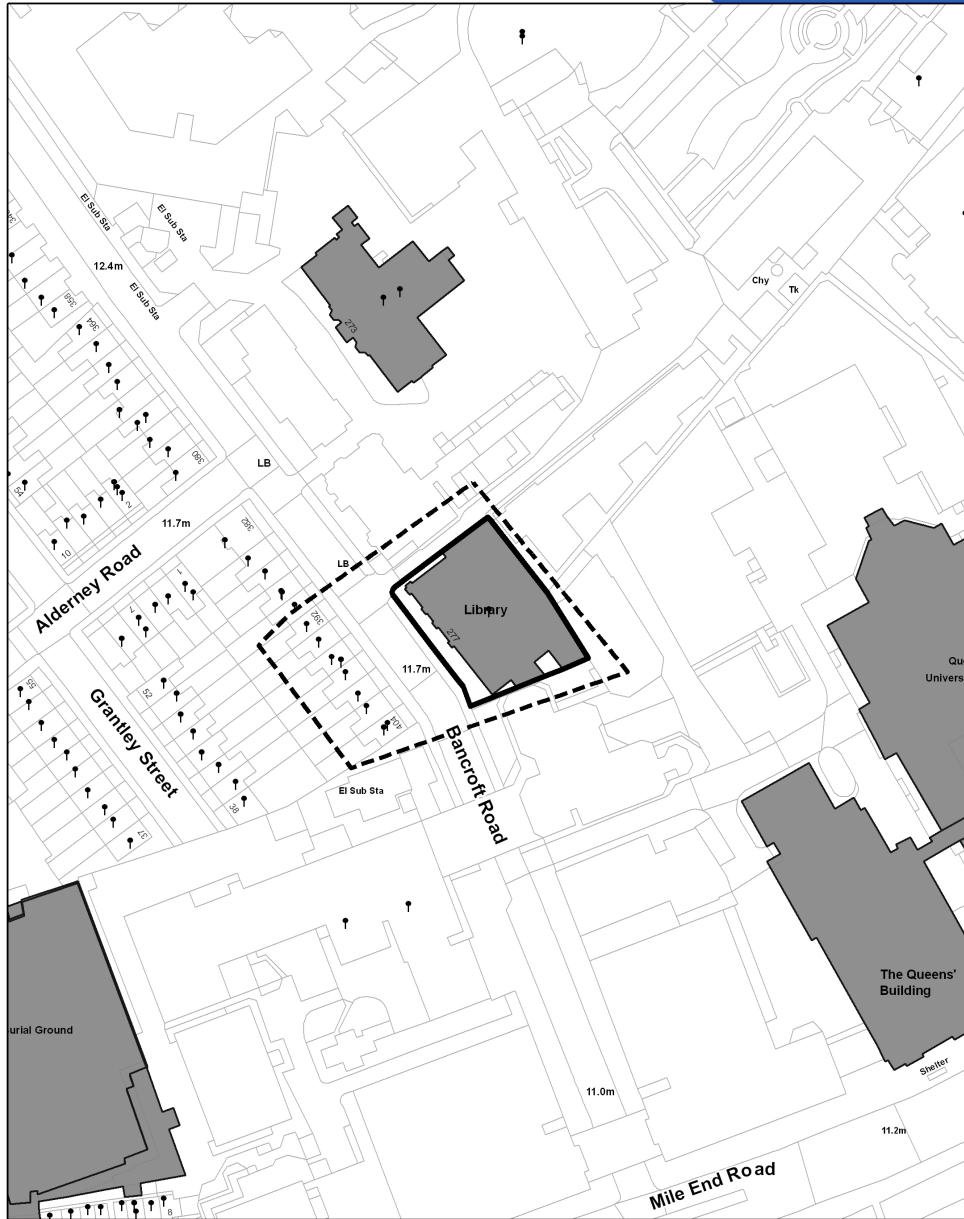
Internal Works

- 9.14 The main internal works is the replacement of an existing lift to a new wheelchair accessible lift. This requires minor alterations and rebuilding of the façade of the lift enclosure. The final finish will be designed to match existing.
- 9.15 This change is relatively minor in nature, and will improve the accessibility and long term use of the building. The works would also preserve the grade II listed building.
- 9.16 Overall, the proposed works contribute to the long-term preservation of the building by undertaking various repairs and replacement works. The proposed removal of non-original roof lights is considered acceptable, as is the improvement in access. As such, the proposal accords with the aims of policy 7.8 of the London Plan (2011), policy SP10 of the adopted Core Strategy (2010), saved policy DEV37 of the adopted Tower Hamlets Unitary Development Plan (1998), policy CON1 of the Interim Planning Guidance October (2007) and policy DM27 of the Managing Development Proposed Submission Version (2012), which seek to ensure works to Listed structures preserve features of special historic and architectural interest.

10.0 CONCLUSION.

- 10.1 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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