

Committee: Development	Date: 22 nd August 2012	Classification: Unrestricted	Agenda Item:
Report of: Corporate Director of Development and Renewal		Title: Listed Building Application	
Case Officer: Nasser Farooq		Ref No: PA/12/01672	
		Ward: Mile End and Globe Town	

1.0 APPLICATION DETAILS

1.1 **Location:** Professional Development Centre, English Street, London, E3 4TA

Existing Use: The Professional Development Centre (PDC) which provides a base for school-focused activities and training for teachers and managers.

Proposal: Listed Building Consent for the refurbishment, repair and alteration of existing buildings together with the provision of external canopies in order to provide new primary school & nursery facilities to create an annex site for Bonner Primary School.

Documents:

- Design and Access Statement dated May 2012 prepared by Camal Architects and Designers
- Heritage Statement dated May 2012 prepared by Camal Architects and Designers

Drawing Nos: 001A, 010A, 020A, 050A, 051A, 052A, 053A, 100A, 101A, 102A, 103A, 110A, 111A, 112A, 113A, 150A, 151A, 152A, 160B, 161A and 162A.

Applicant: Tower Hamlets- Children, School and Families Directorate.

Owner: LBTH

Historic Building: Grade II Listed.

Conservation Area: Ropery Street 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 (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 and preserve the special character and appearance of the grade II listed building. 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), and policy DM27 of the Managing Development 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 West Midlands 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. Details of all Joinery and guttering
 4. Cross-section drawings
 5. Details of the proposed colour to the conservatory structure.
 6. 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 Professional Development Centre (PDC) as part of it's reversion back to a school. The building 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.
- 4.4 There is also an concurrent planning application for the external works and proposed canopies. This application can be determined by the Council under its scheme of delegation. A recommendation to approve the planning application has been made and a decision should go out post this committee date.

5. PROPOSAL AND LOCATION DETAILS

Proposal

- 5.1 Listed Building Consent for the refurbishment, repair and alteration of existing buildings together with the provision of external canopies in order to provide new primary school & nursery facilities to create an annex site for Bonner Primary School.

Site and Surroundings

- 5.2 The application site is a former public elementary school site consisting of a large
- 5.3 4-5 storey main building built around 1904 and a smaller 2 storey education building built earlier in 1874. The main building referred to as Block A in the application is currently utilised as a Professional Development Centre (PDC). Block B is primarily used as a storage area.
- 5.4 Both buildings are grade II listed.
- 5.5 English Street running perpendicular to the northern boundary of the site provides the main access to the PDC although other access gates exist to the southern boundary of the site at Ropery Street
- 5.6 The site is also located within the Ropery Street Conservation Area which was designated in 1987. The Conservation Areas main characteristic is the uniform group of terraces, dating back to the mid-late 19th century.
- 5.7 Residential properties are located to the north, south and west of the site. Tower Hamlets Cemetery is located to the east of the site across Southern Grove Road.

Relevant Planning History

- 5.8 PA/12/01671

This is the associated full planning application. A decision will be made following this committee.

- 5.19 In addition to this application, the earliest applications on the site are from 1991 and there have been a number of planning and listed building applications since 2000. However, these were for relatively minor works which are not relevant to the current proposals.

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 Spatial Development Strategy for Greater London (London Plan 2011)

7.8 Heritage assets and archaeology

6.3 Core Strategy Development Plan Document (adopted 2010)

Policies: SP10 Creating distinct and durable places

6.4 Unitary Development Plan 1998 (as saved, 2007)

Policies: DEV1 Design requirements
DEV37 Listed Buildings

6.5 Managing Development DPD (Submission version 2012)

DM27 Heritage and the historic environment

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

Policies: DEV2 Character and Design
 CON1 Listed Buildings

6.7 Government Planning Policy Guidance/Statements

NPPF National Planning Policy Framework

6.8 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 English Heritage welcomes the proposed works which will help to convert the buildings back to full school use. In particular English Heritage welcomes the proposals with regards to the principal classroom spaces which seek to retain the impressive proportions whilst undertaking essential repairs

7.3 It is important that suitable conditions are attached to any permission with regard to the requirement for details of the works.

7.4 *Officer comment: the comments made by English Heritage have been noted, and conditions have been recommended to ensure the details of the works and new materials are sympathetic to the historic fabric of the Listed Building.*

8. LOCAL REPRESENTATION

8.1 A total of 146 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.

N.B Two objection's have been received from the concurrent planning application. However, these relate primarily to land use involving the conversion from a Professional Development Centre back to a school. Given, both uses fall within the same use class (D1) and as such, there are no land use considerations in these applications.

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 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).

External Works

- 9.6 The external works consist of the erection of three canopies in the playground around block B. These measure around 4m by 5m and around 2.7m in height.

Block A

- 9.7 The main internal alterations to Block A consist of additional toilets, partitions, openings and doors. These are required to modernise the facility for its potential use.
- 9.8 Externally, new fenestration and doors are proposed to the ground floor entrance on the west elevation. The windows and doors to be removed are non-original. The proposed fenestration matches the rest of the building and will ensure a consolidated appearance.

Block B

- 9.9 Externally a new entrance lobby measuring 5m in width by 4m in depth with a height of around 2.7m, This will be affixed to the Grade II listed building and will provide sheltered entrance into the school and also to a classroom which is externally accessed in the current arrangements.
- 9.10 Internally, new toilets, new access lift and stairs are proposed. These will make greater use of the first floor. A site visit revealed that the staircase is to be located in a location where one existed previously.
- 9.11 Other works include new door openings and doors. All the above works are necessary to modernise the building for its proposed use as a nursery.
- 9.12 All these works have been subject to detailed discussions with the Councils Listed

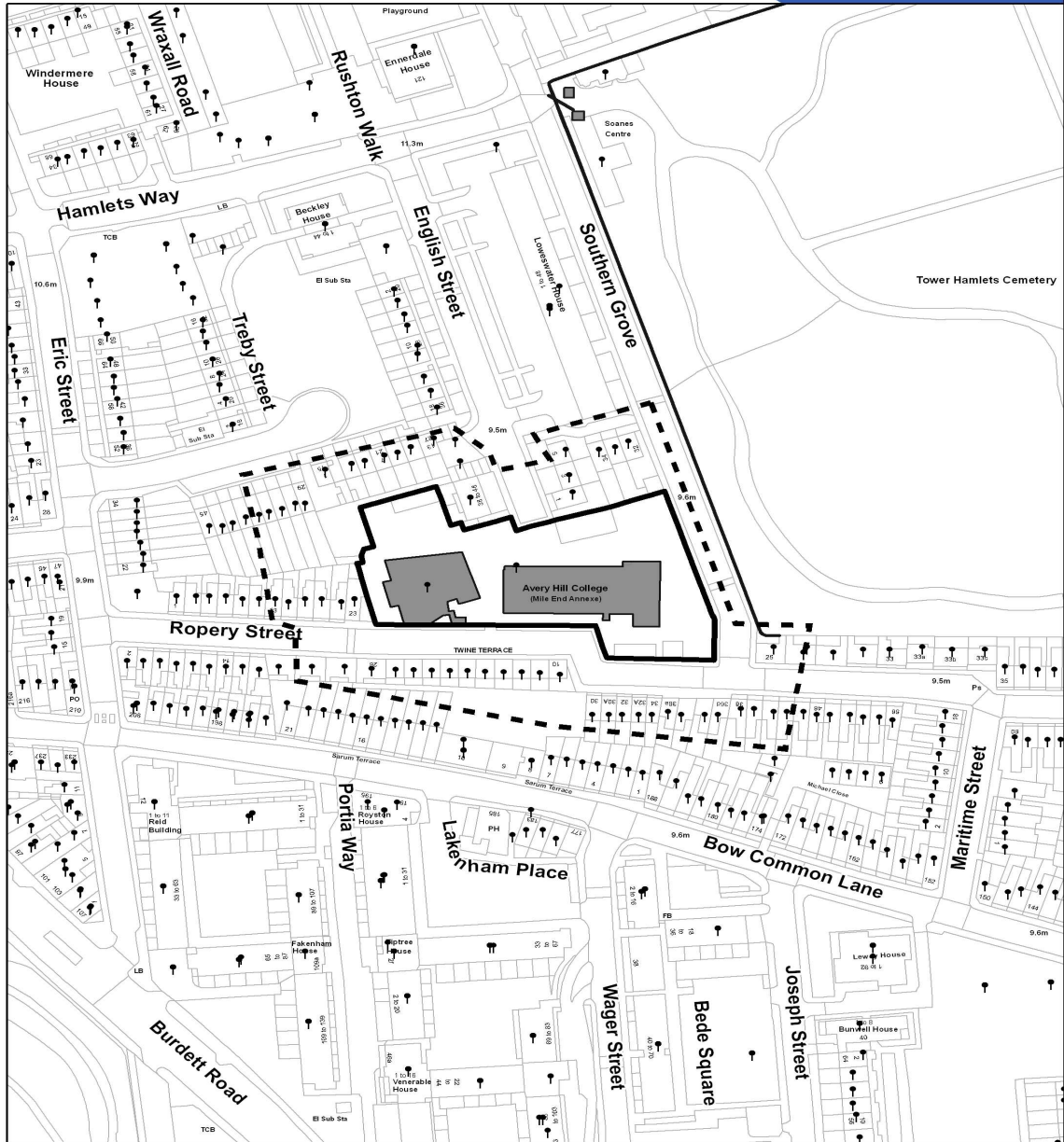
Building Officer and English Heritage including site meetings, both are supportive of the works which are proposed in a sensitive manner.

- 9.13 Overall, the proposed works contribute to the reversion of the buildings back to their former use. The proposed canopies, entrance lobby and fenestration are considered to preserve the special character and appearance on the Grade II Listed Buildings. 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), 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
- Consultation Area

- Locally Listed Buildings
- Statutory Listed Buildings

- Land Parcel Address

0 15 m



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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