

<b>Committee:</b> Development	<b>Date:</b> 22 <sup>nd</sup> August 2012	<b>Classification:</b> Unrestricted	<b>Agenda Item No:</b>
<b>Report of:</b> Corporate Director of Development and Renewal		<b>Title:</b> Application for Listed Building Consent	
<b>Case Officer:</b> Angelina Eke		<b>Ref No:</b> PA/12/00787	
		<b>Ward(s):</b> Bromley By Bow	

## 1. APPLICATION DETAILS

<b>Location:</b>	Bromley Public Hall, Bow Road, London E3
<b>Existing Use:</b>	Registry Office (B1)
<b>Proposal:</b>	Works to 5 no. ground floor panelled doors consisting of the removal of the top two timber panels and replacement with two glazed toughened glass panels (with bevelled edges) in order to improve visibility and the security to the office rooms.
<b>Drawing Nos:</b>	§ A3 sheet showing the proposal plus floor plan of the proposal
<b>Supporting Documents:</b>	§ Existing doors at Bromley Public Hall § Photograph of existing door § Annotated photographs of existing doors § Schedule of works in email format dated 17 <sup>th</sup> April 2012
<b>Applicant:</b>	London Borough of Tower Hamlets
<b>Owner:</b>	London Borough of Tower Hamlets
<b>Historic Building:</b>	Grade II Listed
<b>Conservation Area:</b>	N/A

## 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 Adopted Core Strategy 2010, the London Borough of Tower Hamlets Unitary Development Plan, the Council's Interim Planning Guidance (October 2007), the Council's Managing Development DPD (Proposed submission version 2012), the London Plan 2011 and the National Planning Policy Framework and has found that:

- (a) The works proposed would have no significant impact upon the fabric and integrity of the listed building, which accords with Policy SP10 of the adopted Core Strategy (2010), saved policies DEV1 and DEV37 of the Unitary Development Plan (1998), policies DM24 and DM27 of the Managing Development DPD Submission Version May 2012 and policies DEV2 and CON1 of the Council's Interim Planning Guidance (2007) and advice given in the National Planning Policy Framework. These policies seek to ensure that alterations to listed buildings do not have an adverse impact on the character, fabric and preserve the special historic character of the listed building.

## 3. RECOMMENDATION

3.1 That the Committee resolve to refer the application to the Government Office for The West Midlands with the recommendation that the council would be minded to grant Listed Building Consent subject to conditions as set out below:

3.2 1. Time Limit

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2. Application in accordance with submitted plans.
3. All works to match the existing works

### **Informative on Listed Building Consent**

3.3 N/A

#### **BACKGROUND**

This application for Listed Building Consent is required for proposed works to the Bromley Public Hall to improve surveillance to the office/public spaces. The building is a 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.

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.

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. PROPOSAL AND LOCATION DETAILS**

### **The Proposal**

- 4.1 The application proposal seeks listed building consent for alterations to five existing timber panelled doors at ground floor level to improve surveillance to the office/public spaces.

### **Site and Surroundings**

- 4.2 Bromley Public Hall is a two storey detached grade II listed building on the southern side of Bow Road. The building dates from mid 19<sup>th</sup> century and was listed on 27<sup>th</sup> September 1973. The building is used as a Registry office (Class B1).
- 4.3 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.
- 4.4 The main stone-faced symmetrical facade facing Bow Road consist of ten windows that are paired. The central bay consists of 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.
- 4.5 The northern curtilage of the site adjoins Fairfield Road Conservation Area, although the site itself is not located within the conservation area.

### **Relevant Planning History**

- 4.6 Under PA/11/00341, listed building consent was granted for 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.

4.7 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

4.8 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 The London Plan Spatial Development Strategy for Greater London (July 2011)**

N/a

### **5.3 Adopted Core Strategy 2025 Development Plan Document (September 2010)**

SP10 Creating Distinct and Durable Places

### **5.4 Unitary Development Plan 1998 (as saved September 2007)**

DEV1 Design Requirements  
DEV37: Alterations to Listed Building

### **5.5 Managing Development Plan Document Submission Version May 2012**

DM24 Place Sensitive Design  
DM27 Heritage and Historic Environment

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

DEV2 Character and Design  
CON1 Listed Building

### **5.7 Government Planning Policy Guidance/Statements**

NPPF 2012 National Planning Policy Framework

### **5.8 Community Plan – One Tower Hamlets**

The following Community Plan objectives relate to the application:

A Great Place To Be  
Safe and Supportive Communities

## **6. CONSULTATION RESPONSE**

### **English Heritage**

6.1 No objection was raised.

## 7. LOCAL REPRESENTATION

- 7.1 13 neighbouring notification letters were sent out to the properties shown on the map appended to this report, a site notice was posted adjacent to the site on 14<sup>th</sup> June 2012 and a press notice published 18<sup>th</sup> June 2012. No objections have been received to date.

No of individual responses:	0	Objecting:	0	Supporting:	0
No of petitions received:	0				

## 8 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.

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

### Land Use

- 8.2 The application building is a Council's own building used as a Registry office. The proposal raises no land use implications.

### Design

- 8.3 The historic environment can enhance the quality of life for those who live and work in the area. Paragraph 132 in the National Planning Policy Framework makes it clear that when considering the impact of a proposal on the significance of a heritage asset, great weight should be given to the asset's conservation.
- 8.4 Adopted Core Strategy policy SP10 encourages development that preserves and enhances development, the heritage value of a building, and the immediate and surrounding environment. Policy DEV24 of the Managing Development DPD Submission Version May 2012 promotes the use of high quality materials and finishes. Where proposals involve alterations to a heritage asset, Policy DEV27 of the Managing Development DPD Submission Version May 2012 seek to ensure that such works do not adversely affect the character, fabric or setting of the heritage asset.
- 8.5 Saved Policy DEV 1 of the Unitary Development Plan (UDP), requires new development to take account and be sensitive to the character of the surrounding area in terms of design, bulk, scale and the use of materials. In terms of heritage buildings, Saved policy DEV37 of the adopted UDP requires alterations to listed building to preserve the special architectural and historic interest of the building. This policy specifically requires that alterations retain original external and internal architectural features where appropriate employing the use of traditional materials.
- 8.6 Policy DEV2 and CON1 of the Interim Planning Guidance (2007) reiterate the aims to preserve and enhance the character and appearance of designated consideration areas.
- 8.7 The application seeks listed building consent for minor alteration works to five existing timber panelled doors, which form part of the office accommodation. The office rooms linked to the doors are used in connection with interviewing members of the public, who also use the rooms to view and inspect public records. At present the visibility and surveillance into these office rooms are limited.
- 8.8 The provision of glazing to infill the top two timber panels of each of the doors will enable greater permeability of the public areas. The proposal does not affect the existing beading or

moulding details on the doors as these are to be re-used.

- 8.9 English Heritage and the Council's Design and Conservation Team were consulted about the proposal. No adverse comments were raised.
- 8.10 The alteration works proposed to the internal doors will not have a detrimental impact on the fabric of the listed building. As such the works accord with policy SP10 of the adopted Core Strategy (2010), saved policies DEV1 and DEV37 of the Unitary Development Plan (1998), policies DM24 and DM27 of the Managing Development DPD Submission Version May 2012 and policies DEV2 and CON1 of the Council's Interim Planning Guidance (October 2007) including government guidance within the National Planning Policy Framework. These policies and guidance seek to ensure that alterations works to heritage assets do not adversely impact on the special character and interest of a listed building or its setting.

#### **Amenity**

- 8.11 The application proposal has no impacts on amenity

#### **Transport and Highways**

- 8.12 The application has no highway implications.

#### **CONCLUSION**

- 8.13 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 this decision are set out in the RECOMMENDATION at the beginning of this report.