

Committee: Development	Date: 12 th September 2012	Classification: Unrestricted	Agenda Item Number:
Report of: Corporate Director of Development and Renewal		Title: Town Planning Application	
Case Officer: Piotr Lanoszka		Ref No: PA/12/02022	
		Ward: Bethnal Green North	

1. APPLICATION DETAILS

- Location:** Raines Foundation Upper School, Approach Roach, London E2 9LY
- Existing Use:** Secondary School
- Proposal:** Internal alteration works, including forming of new doors, widening of existing doors, mechanical & electrical installation and associated work.
- Drawing Nos:**
- Containment Routes Mark-up ground floor dated 13/02/12,
 - Containment Routes Mark-up first floor dated 13/02/12,
 - Containment Routes Mark-up second floor dated 13/02/12,
 - RAI-AST-GA-00022 rev 2,
 - RAI-AST-GA-900023 rev 2,
 - RAI-AST-SCH-190244 rev 2,
 - Heritage Statement by CGMS Consulting dated June 2012,
 - Photograph of a sample cable basket.
- Applicant:** Bouygues UK on behalf of Raines Foundation School
- Owner:** LBTH
- Historic Building:** Grade II Listed.
- Conservation Area:** Victoria Park 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, the Council's Interim Planning Guidance (2007), the Managing Development: Development DPD (submission version 2012), associated supplementary planning guidance, the London Plan and National Planning Policy Framework (2012) and has found that:
- 2.2 The proposed internal alterations are considered sympathetic in terms of design, scale and siting, as they relate satisfactorily to the listed school building. As such, the proposal would preserve the character, fabric and identity of the listed building. This proposal therefore meets the requirements outlined in the National Planning Policy Framework (2012), policy SP10 of the adopted Core Strategy (2010), saved policy DEV37 of the Unitary Development Plan (1998), policy CON1 of the Council's Interim Planning Guidance (2007) as well as policy DM27 of the Managing

Development DPD (submission version 2012).

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. Three year time period.
 2. The proposed works to be carried out in accordance with the approved plans.
 3. Materials and finishes to match adjoining work unless otherwise specified on submitted drawings

4. BACKGROUND

- 4.1 This application for Listed Building Consent is required for internal alteration works in order to install new services and to provide new or altered access points to comply with Disability Discrimination Act (DDA) requirements. 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 Buildings 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 Listed Building Consent for internal alteration works in order to install new services and to provide new or altered access points to comply with Disability Discrimination Act (DDA) requirements.
- 5.2 In particular, it is proposed to:
 - widen two doors on ground floor level - one to the Hygiene Room and one to the Library;
 - create a new door opening between the ICT store and classroom on the first floor level;
 - reorganise cabling and servicing away from central corridors on ground, first and second floor levels.
- 5.3 The proposed internal alterations are to be carried out in connection with the Schools for the Future redevelopment of the school site which received planning, conservation area and listed building consent on the 24th of August 2010.

Site and Surroundings

- 5.3 Raines Foundation School is a Grade II Listed Building situated on the southern side of Approach Road in what is a predominantly residential area.
- 5.4 The school building dates from 1887 and underwent various alterations and extensions during the course of the 20th century, the most prominent of which was the modernist side extension built in the 1960s which has now been demolished and is currently being replaced by a contemporary extension as part of the Building Schools for the Future programme.
- 5.5 The school building together with its perimeter wall, gates and piers was designated as a Grade II Listed Building in 1973. The Gothic style primary elevation to Approach Road is the most prominent architectural feature of the building with only a limited number of surviving original internal features. Most of the original internal layout has, however, been preserved.
- 5.6 The noteworthy original internal features include:
- the Assembly Hall with original joinery, lights and windows;
 - the Entrance Hall with original staircase, balustrade and flooring;
 - central corridors and adjoining classrooms with original windows, some original doors, dado rails, skirting and other woodwork.
- 5.7 The site is located within Victoria Park Conservation Area.

Relevant Planning History

- 5.8 The site has an extensive planning history. The following applications are considered the most relevant to this application:
- 5.9 PA/10/01072 Full Planning Permission, PA/10/01073 Listed Building Consent and PA/10/01229 Conservation Area Consent granted on 19/01/2011 for demolition of side and rear extensions of existing building and redevelopment by erection of a 2 - 4 storey rear with basement and side new build construction to Approach and Bonner Roads comprising educational floorspace.

These works are expected to be substantially complete by the end of 2012.

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) - Chapter 12 'Conserving and enhancing the historic environment'

6.3 London Plan Spatial Development Strategy for Greater London (2011)

Policy: 7.8 Heritage assets and archaeology

6.4 Adopted Core Strategy (2010)

Policies: SP07 Improving education and skills
 SP10 Creating distinct and durable places

6.5 Unitary Development Plan (UDP 1998)(as saved September 2007)

Policy: DEV37 Alterations to listed buildings to preserve special architectural or historic interest of the building, repair original features and replace missing items, traditional materials

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

Policy: CON 1 Listed Buildings - criteria for consent

6.7 Managing Development: Development Plan Document (submission version 2012)

Policy: DM27 Heritage and the historic environment

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:
- 7.2 English Heritage - do not wish to make any comment on this occasion and recommend for this application to be determined in accordance with national and local policy guidance.

8. LOCAL REPRESENTATION

- 8.1 A total of 53 neighbouring addresses were consulted by letter in relation to the application, a site notice was erected on 1st August 2012 and a press notice published 30th July 2012. No responses have been received.

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.

Land Use

- 9.1 This application does not raise any land use issues. The proposal is to upgrade existing educational floorspace and does not facilitate an intensification of use.

Impact of proposed alterations on the architectural quality of the Grade II Listed School Building.

- 9.2 The National Planning Policy Framework (2012) emphasizes the importance of preserving heritage assets and requires any development likely to affect a heritage asset or its setting to be assessed in a holistic manner. The main factors to be taken into account are the significance of the asset and the wider social, cultural, economic and environmental benefits arising from its preservation, extent of loss or damage as result of development and the public benefit likely to arise from proposed development. Any harm or loss to a heritage asset requires clear and convincing justification.
- 9.3 The Council's Adopted Core Strategy strategic objective No. 22 and policy SP10 aim to enhance and preserve borough's heritage in order to enable creation of locally distinctive neighbourhoods.
- 9.4 Preservation of listed buildings is specifically supported by saved policy DEV37 of the Unitary Development Plan (1998), policy CON1 of the Interim Planning Guidance (2007) and policy DM27 of the Managing Development DPD (submission version 2012) which require alterations to listed buildings to preserve the special architectural or historical interest of the building and to retain and repair any architectural features. Any adverse impact on the character, fabric or identity of the listed building is to be resisted.
- 9.5 The proposal seeks to alter a number of internal elements within the Grade II listed building in connection with the Schools for the Future redevelopment of the site and in order to facilitate improved access points to comply with DDA requirements. In particular, the proposal is to:
- widen two doors on ground floor level - one to the Hygiene Room and one to the Library;
 - create a new door opening between the ICT store and classroom on the first floor level;
 - reorganise cabling and servicing away from central corridors on ground, first and second floor levels.

Widening of the door opening to the Hygiene Room

- 9.6 The proposal is to enlarge the existing door opening between the ground floor central corridor and the Hygiene Room in order to comply with DDA access requirements.
- 9.7 The alteration will result in loss of the arched opening characteristic of this part of the ground floor corridor and its transformation into a horizontal lintel. This has been considered by the Council's conservation officer who advised that this is the preferred option to creating a wider arched opening which would appear asynchronous and detract from the architectural rhythm and character of the remaining alcoves. It is considered that the proposed replacement is appropriate because it maintains the height, materials, and style of finishes and over-door panelling of the other alcoves while contributing to improvement of quality and accessibility of educational floorspace.

Widening of the door opening to the Library

- 9.8 The proposal is to enlarge the existing door opening between the ground floor

central corridor and the new rear library extension in order to comply with DDA access requirements.

- 9.9 The alteration will result in a wider door opening but will maintain the height, style and materials of other door openings along the corridor. The original dado and skirting will be replicated to dress the extended opening in line with advice from Council's conservation officer. It is considered that the changes are sympathetic to the architectural quality and fabric of the listed building and ensure viability of its use as an educational facility in light of current access requirements.

Creation of a new door between the ICT store and classroom

- 9.10 The proposal is to introduce a new door opening between the ICT classroom and the associated storage area on first floor level.
- 9.11 The ICT classroom and storage room have little architectural or historical detailing as they have undergone a large amount of alterations throughout the last century. It is considered that the new door, which does not interrupt any of the architectural features, will not adversely affect the quality of the listed building while facilitating improvements to the educational floorspace.

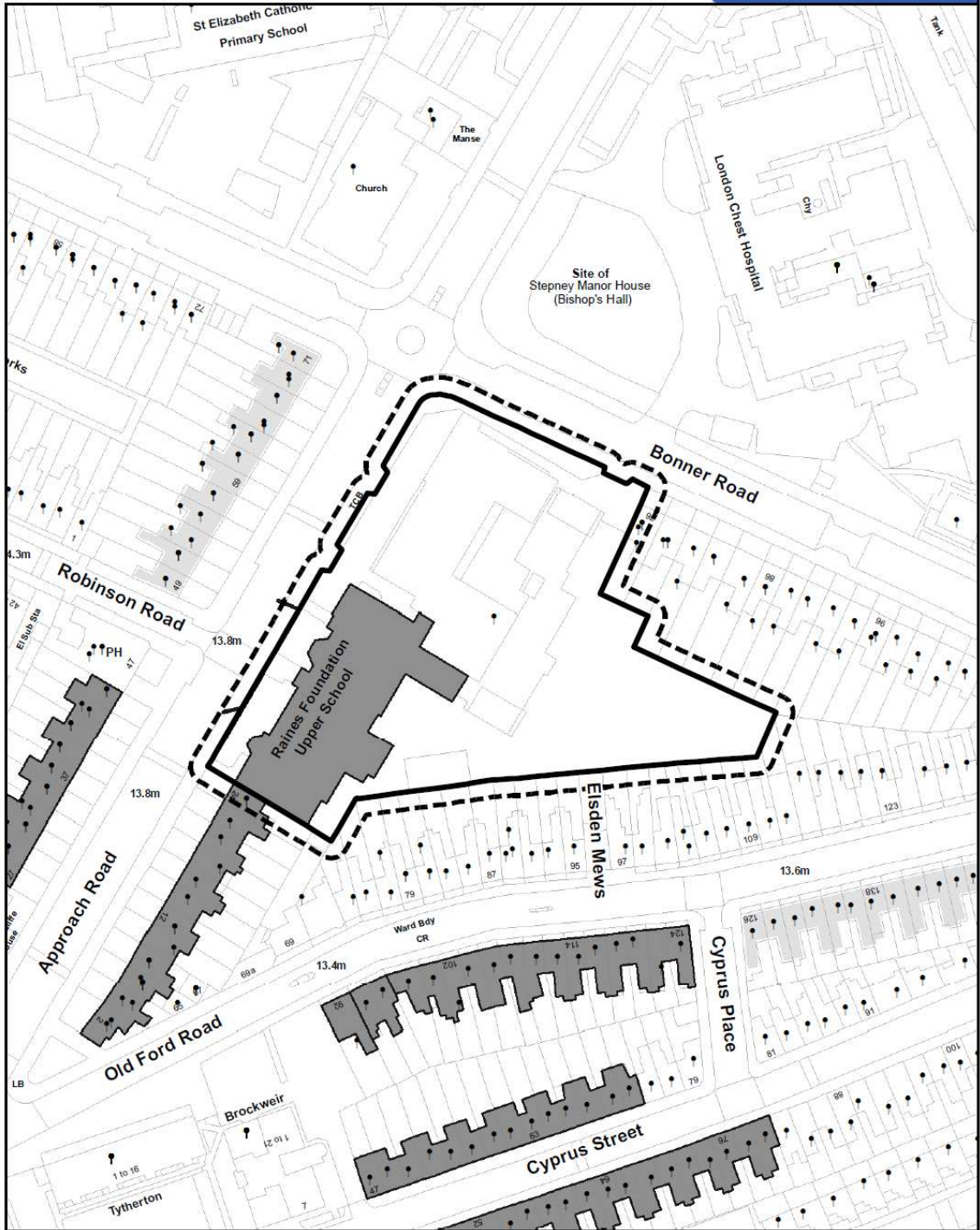
Reorganisation of cabling and servicing

- 9.12 In order to facilitate provision of adequate IT facilities, the application proposes reorganisation of cabling and servicing away from the central corridors on ground, first and second floor levels.
- 9.13 Cabling is to be routed through the class rooms in high level brackets to avoid the main corridor areas which contain more original features and which are of more architectural value. These works are reversible and retain the historic elements of the listed building while improving the appearance of the main circulation areas in line with conservation officer's advice.
- 9.22 In conclusion, the proposed internal alterations are considered sympathetic in terms of design, scale and siting, as they relate satisfactorily to the listed school building and are reversible. As such, the proposal would preserve the character, fabric and identity of the listed building. This proposal therefore meets the requirements outlined in the National Planning Policy Framework (2012), policy SP10 of the adopted Core Strategy (2010), saved policy DEV37 of the Unitary Development Plan (1998), policy CON1 of the Council's Interim Planning Guidance (2007) as well as policy DM27 of the Managing Development DPD (submission version 2012).

10 Conclusions

- 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



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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