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| <b>Committee:</b><br>Strategic<br>Development<br>Committee | <b>Date:</b><br>8 September 2016 | <b>Classification:</b><br>Unrestricted | <b>Agenda Item Number:</b> |
|--|----------------------------------|--|----------------------------|

|   |                                    |
|---|------------------------------------|
| <b>Report of:</b><br>Corporate Director of Development<br>and Renewal | <b>Title:</b> Planning Application |
| <b>Case Officer:</b><br>Harveen Dhillon                               | <b>Ref No:</b> PA/16/01261         |
|   | <b>Ward:</b> St Dunstan's          |

## 1. APPLICATION DETAILS

|                               |  |
|-------------------------------|--|
| <b>Location:</b>              | 14 Flamborough Street, London, E14 7LS               |
| <b>Existing Use:</b>          | C3 (Dwelling)  |
| <b>Proposal:</b>              | Renewal of front double sash windows and box frame.  |
| <b>Drawing and documents:</b> | SW/14FS/01<br>SW/14FS/02<br>SW/14FS/03<br>SW/14FS/04 |
| <b>Applicant:</b>             | Tower Hamlets Homes                                  |
| <b>Ownership:</b>             | London Borough of Tower Hamlets                      |
| <b>Historic Building:</b>     | Grade II Listed Building                             |
| <b>Conservation Area:</b>     | York Square Conservation Area                        |

## 2. EXECUTIVE SUMMARY

- 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 Core Strategy (2010), Tower Hamlets Managing Development Document (2013) the London Plan (2015) and National Planning Policy Framework (2012) and the statutory requirement to consider the impact of the development on the setting and appearance of the listed building.
- 2.2 The proposed refurbishment works have been sensitively designed to preserve the special character of the Grade II listed building.
- 2.3 In accordance with the Arrangements for Handling Heritage Applications Direction (2015), Historic England has directed the Council to determine the listed building consent application. The direction requires that if the Council is

mind to grant listed building consent it should do so. The direction has been endorsed by the Secretary of State (via the National Planning Casework Unit) who have confirmed the application does not need to be referred to them (Secretary of State).

- 2.4 The terms of reference of the Strategic Development Committee (SDC) say that when three or more members of the Development Committee are disqualified in some way from participating in the decision, the matter can be considered by SDC (section 3.3.5 of the Council's constitution).
- 2.5 This report had been included on the Development Committee agenda for their meeting on 31 August. 2016. Three members of the committee are also Tower Hamlets Homes (THH) board members. Legal advice has indicated that it may not be appropriate for those members to take part in the decision on an application made by THH. It was not possible to arrange substitute members for this item. Therefore in accordance with part (ix) of the terms of reference, the Corporate Director of Development and Renewal has exercised their discretion to refer this item to SDC on 8 September to allow for an expedited decision.

## **RECOMMENDATION**

- 3.1 That the Committee resolve grant Listed Building Consent subject to conditions as set out below.
- 3.2
  1. Time Limit.
  2. Completion in accordance with approved drawings.
  3. In the event full replacement is required full details to be submitted and agreed in writing.

## **PROPOSAL AND LOCATION DETAILS**

### **Site and Surroundings**

- 4.1 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 for determination.

## **5. PROPOSAL AND LOCATION DETAILS**

### **Proposal**

- 5.1 The proposal seeks the renewal of front double sash windows and box frame.

### **Site and Surroundings**

- 5.3 14 Flamborough Street is consists of a two storey end of terrace residential property. The site is located on the west side of Flamborough Street.

- 5.4 The building and adjoining buildings within the terrace are all Grade II Listed. The application site falls within the York Square Conservation Area.

#### **Relevant Planning History**

- 5.6 PA/15/02322 - Renewal of front double sash windows and box frame. This application is the concurrent planning for full planning permission and is pending determination.

### **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 National Planning Policy Framework 2012 (NPPF)**

|           |    |   |
|-----------|----|---|
| Sections: | 7  | Requiring Good Design                             |
|           | 12 | Conserving and Enhancing the Historic Environment |

#### **6.3 Spatial Development Strategy for Greater London (London Plan 2015)**

|      |  |
|------|--|
| 3.14 | Existing housing                                 |
| 5.4  | Retrofitting                                     |
| 7.1  | Building London’s neighbourhoods and communities |
| 7.4  | Local character                                  |
| 7.6  | Architecture                                     |
| 7.8  | Heritage asset                                   |

#### **6.4 Core Strategy Development Plan Document (2010) (CS)**

|           |      |                                      |
|-----------|------|--------------------------------------|
| Policies: | SP02 | Urban living for everyone            |
|           | SP10 | Creating Distinct and Durable Places |
|           | SP10 | Creating Distinct and Durable Places |
|           | SP12 | Delivering Placemaking               |

#### **6.5 Managing Development Document (2013) (MDD)**

|           |      |                                       |
|-----------|------|---------------------------------------|
| Policies: | DM23 | Streets and Public Realm              |
|           | DM24 | Place-sensitive Design                |
|           | DM27 | Heritage and the Historic Environment |

#### **6.6 Supplementary Planning Guidance**

York Square Conservation Area Appraisal

### **7. CONSULTATION**

- 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:

#### **External Consultees**

Historic England

7.2 Historic England has considered the information received and do not wish to offer any comments on this occasion.

20<sup>th</sup> Century Society

7.3 No comments received

Ancient Monuments Society

7.4 No comments received

Council for British Archaeology

7.5 No comments received

Georgian Group

7.6 No comments received

The Society for the Protection

7.7 No comments received

The Victorian Society

7.8 No comments received

**8. LOCAL CONSULTATION**

8.1 A total of 16 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 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.

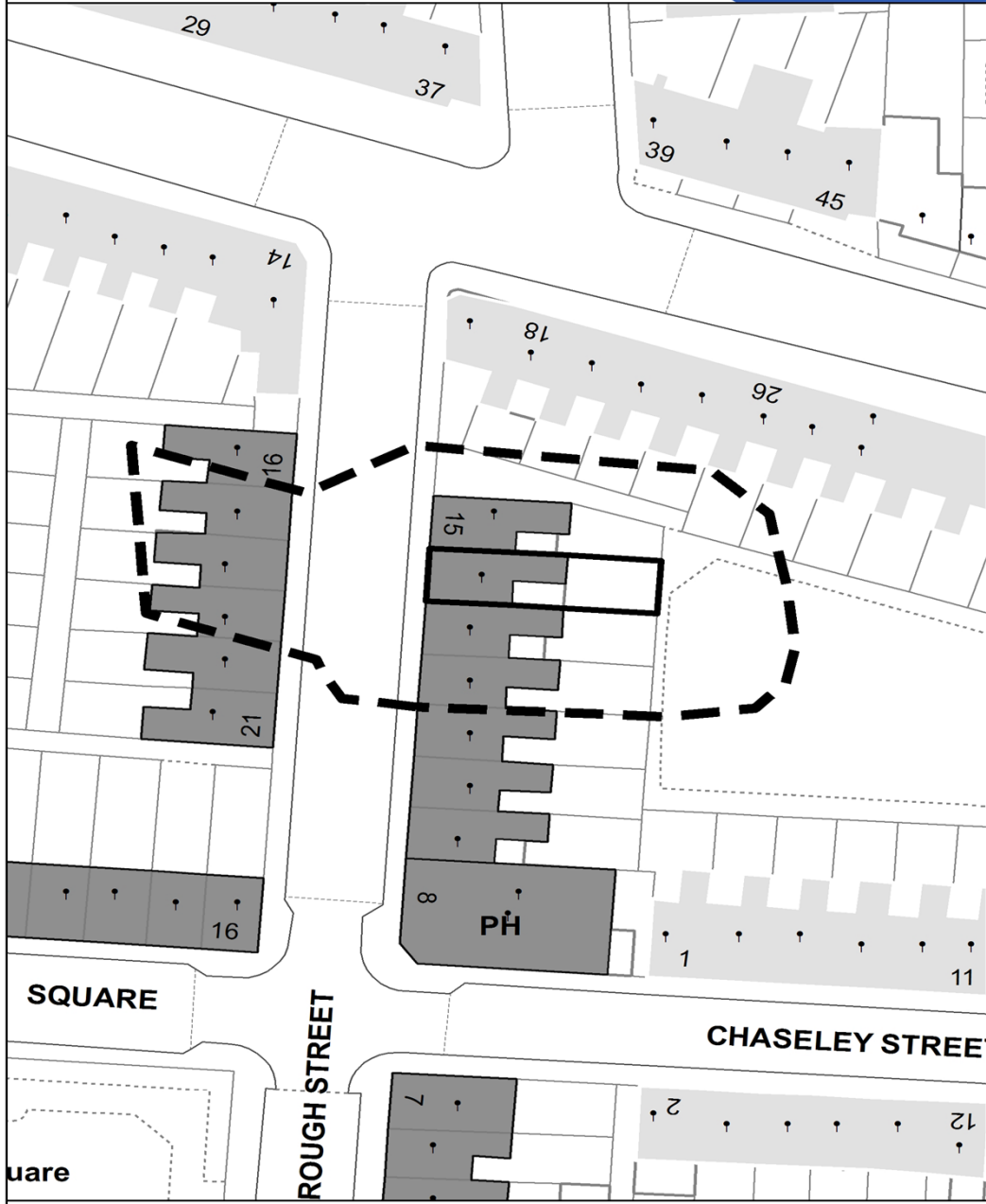
**Impact on Special Architectural and Historic Character of the Listed Building.**







9.3 London Plan 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 CS Policy SP10 seeks to protect and enhance the boroughs Heritage Assets and policy DM27 of the Managing Development Document seeks to ensure development, does not result in an adverse impact on the character, fabric or identity of the heritage asset or its setting; is appropriate in terms of design, scale, form, detailing and materials in its local context and that it enhances or better reveals the significance of the asset or its setting.
- 9.5 The proposal seeks the renewal of three windows on the front side of the grade II listed property. Following advice from the Councils Conservation officer, the applicant has advised the intention is to repair the windows rather than replace the windows. No objection is raised to this. Historic England has been consulted on the application and have raised no objections.
- 9.6 However, a condition is recommended to ensure if full replacement of any window is necessary full details need to be submitted to and agreed in writing by the local planning authority.
- 9.7 Overall, subject to condition it is considered that the proposal would have an acceptable impact on the character of the Grade II listed building. In line with s66 of the Planning (Listed Building and Conservation Areas) Act the development would preserve the special architectural interest of the listed building and would preserve the setting of the York Square Conservation Area, according with the aforementioned planning policies.

## **10 CONCLUSION**

- 10.1 The works are considered to preserve the special historical and architectural character and appearance of the Grade II Listed Building. As such, the proposal accords with the aims of Sections 7 and 12 of the NPPF, 7.8 of the London Plan, policy SP10 of the CS, policy DM27 of the MD DPD, which seek to ensure works to listed structures preserve features of special historic and architectural interest.
- 10.2 All other relevant policies and considerations have been taken into account. Listed Building Consent should be GRANTED for the reasons set out in the EXECUTIVE SUMMARY and MATERIAL PLANNING CONSIDERATIONS sections as set out in the RECOMMENDATION at the beginning of this report.



|  |  |   |   |
|--|--|---|---|
|  Planning Application Site Boundary |  Locally Listed Buildings   |  Land Parcel Address |  |
|  Consultation Area                  |  Statutory Listed Buildings |   |   |

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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