

<b>Committee:</b> Development Committee	<b>Date:</b> 06 September 2017	<b>Classification:</b> Unrestricted	<b>Agenda Item Number:</b>
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<b>Report of:</b> Corporate Director of Development and Renewal	<b>Title:</b> Listed Building Consent
<b>Case Officer:</b> Kamlesh Harris	<b>Ref No:</b> PA/17/01715
	<b>Ward:</b> Stepney Green

## 1. APPLICATION DETAILS

**Location:** Marion Richardson School, 71 Senrab Street, E1 0QF

**Existing Use:** D1 Education

**Proposal:** Internal and external alteration works and other minor associated works consisting of the

1) Refurbishment works to existing toilets and creation of 2 additional toilets on ground floor; conversion of existing boys' toilets to a staff/toilet/shower area.

2) On the first floor, refurbishment works to existing toilets and store room to create 2 individual staff toilets and a unisex toilet; integration of existing semi-circular fanlight to the corridor and removal of non-original partition and replacement with new partition plus the inclusion of 2 new doors.

3) On second floor, works consist of the conversion of existing toilet and store room into a unisex toilet with 4 cubicles together with the inclusion of original semi-circular glazed fanlight and door frames. Removal of existing doors and internal partition and replacement with moisture resistant plasterboard lining.

4) Externally the works would consist of replacement of glazing to match existing and installation of an extract grille for ventilation at first floor level and obscure glazing on lower window pane both on first and second floors window.

**Drawing and documents:** Listed Building Report by Rivington Street Studio, June 2017; P.10.01, 02, 03, 04; P.12.01, 02, 03; P.29.01, 02, 03, 10, 11 and 12.

**Applicant:** London Borough of Tower Hamlets  
**Ownership:** London Borough of Tower Hamlets

**Historic Building:** Grade II Listed Building  
**Conservation Area:** Albert Gardens

## 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) and Tower Hamlets Managing Development Document (2013), the London Plan (2015) and National Planning Policy Framework (2012) and has found that:
- 2.2 The proposed refurbishment works have been sensitively designed to preserve the special character and fabric 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 minded 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).

## 3. RECOMMENDATION

- 3.1 That the Committee resolve to **GRANT** Listed Building Consent subject to conditions as set out below.
- 3.2
  1. Time Limit.
  2. Completion in accordance with approved drawings.
  3. Materials to match existing

## 4. SITE AND SURROUNDINGS

- 4.1 The application site is bounded by Senrab Street to the north, Head Street to the east, Commercial Road to the south and Grade II Listed terrace housing along Arbour Square to the west. The surrounding buildings are a mixture of 3, 4 and 5 storey residential housing. The site sits within the Albert Gardens conservation area and is a Grade II listed building.
- 4.2 Marion Richardson School was purpose-built to serve the area's predominantly Jewish population and was originally opened in 1907, as Senrab Street School. The school originally consisted of an Infants' School on the ground floor, Junior Girls School on the first floor and Junior Boys School on the second floor. The Junior Schools were amalgamated in 1937 and the premises re-named Marion Richardson School in 1951. The infants' school was amalgamated in 1970. The building escaped bomb damage during the Blitz and remained in its existing form until the 1970's, when the 1970's WC and Reading Room extension were added to the West Facade.
- 4.3 The Listing description of this school building states:

*"Marion Richardson Primary School, formerly Senrab Street School, is designated at Grade II for the following principal reasons: \* an unusually rich composition, drawing on a variety of fashionable motifs associated with the Edwardian Baroque Revival; \* good quality craftsmanship and materials, including plentiful stone dressings; \* one of the larger East End board*

*schools, which represents the culmination of the SBL and LCC's ambitious school building programme; \* a grand, monumental school which contrasts with its setting amid Victorian terraced houses and post-war housing.*

### **Details**

*788/0/10268 SENRAB STREET 11-DEC-09 Marion Richardson Primary School*

*GV II School, 1907, by TJ Bailey for the London County Council. Minor later alterations including an extension to W front of c1970 which lacks special interest”.*

- 4.4 The building is not subject to any other designations.

## **5 Relevant Planning History**

- 5.1 PA/10/01432 - Retention of 30 replacement timber windows on ground to second floors of south and south - west elevations. Works would include the replacement of rotting sash and casement frames with identical units and the replacement of single glass panes, within those frames with double glazed sealed units of similar size. Permitted 15 July 2011
- 5.2 PA/02/00806 - Installation of ramped approach to main entrance of school and new surfacing and fencing of ball court area within existing school playground. 19 July 2002
- 5.3 PA/01/00186 - Provision of new entrance and relocation of nursery classroom. 18 June 2001

## **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  
Planning Practice Guidance

### **6.3 London Plan (MALP 2016)**

- 7.4 Local character
- 7.6 Architecture
- 7.8 Heritage asset

### **6.4 Tower Hamlets Core Strategy 2010**

- SP02 - Urban living for everyone
- SP10 - Creating Distinct and Durable Places
- SP12 - Delivering placemaking

## 6.5 **Managing Development Document 2013**

DM23 - Streets and the public realm  
DM24 - Place-sensitive design  
DM25 - Amenity  
DM27 - Heritage and the historic environment

## 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 and Victorian Society

- 7.3 No comments received

### **Internal Consultees**

LBTH Conservation and Design Officer

- 7.4 No objection

## 8. **LOCAL CONSULTATION**

- 8.1 A total of 41 planning notification letters were sent to nearby properties as detailed on the attached site plan. A site notice was erected on 25 July 2017 and a press notice was advertised on 20 July 2017. No letters of representation have been received.

## 9. **MATERIAL PLANNING CONSIDERATIONS**

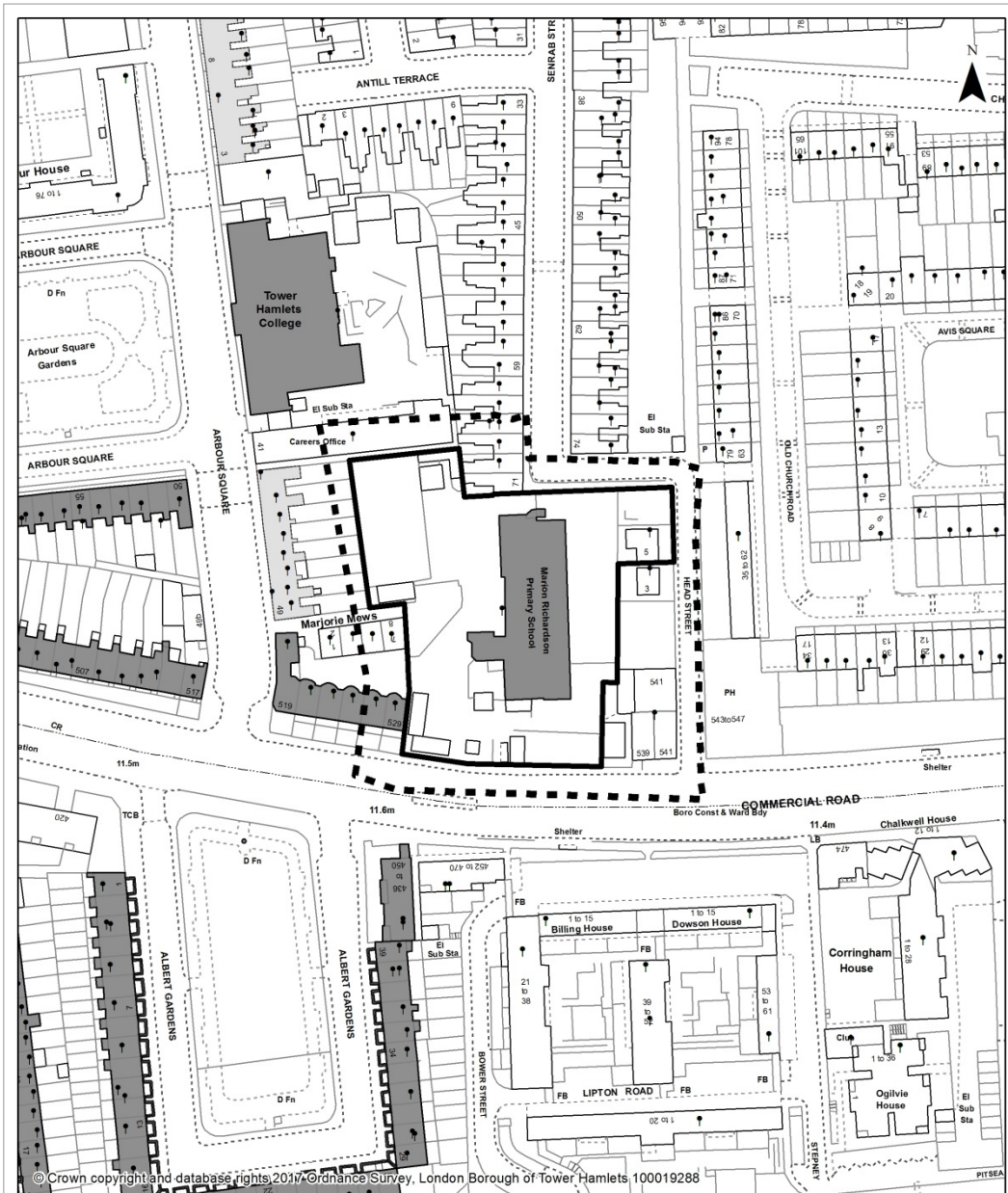
- 9.1 When determining listed building consent applications, section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires that special regard should be paid to the desirability of preserving the building or its setting, or any features of special interest. Pursuant to Section 72 of the above mentioned Act a local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 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 works proposed are primarily internal with only two elements affecting the external elevations. These are detailed below:
- *The works proposed on the ground floor are within the 1970's extension and therefore would cause no harm to the listed building;*
  - *The first floor proposal would involve the conversion of existing girls' WC and cleaners' store into 2 staff toilets and unisex pupil WC. The existing semi-circular fanlight to the corridor would be integrated into the proposal which would preserve this part of the listed building; only non-original partition would be removed;*
  - *The second floor proposal would involve the conversion of existing male WC and store room into a unisex WC. All original glazed fanlights and door frames would be retained and reused. Existing non-original doors would be removed;*
  - *Externally it is proposed to install an extract grille for ventilation through an existing window pane on the first floor; and*
  - *It is proposed to provide obscure glazing to the lower panes of the window on the second floor by the application of an opaque film.*
- 9.6 It is noted that the proposals would involve no loss of the original fabric which is being preserved or made good as a result of the refurbishment works described above. The impact on the exterior of the building is very minor and furthermore, there are precedents (extract grilles) already on other windows of the Grade II listed building. Officers are supportive of this development proposal which would not be detrimental to the historic or architectural importance of the listed building and would cause no harm to the heritage asset. The proposed alterations would not significantly alter the fabric or identity of the listed building.
- 9.6 Overall, 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, according with the aforementioned planning policies. Further there is not considered to be any impact on the conservation area.

## **10 CONCLUSION**

- 10.1 The works as proposed 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, policy 7.8 of the London Plan, policy SP10 of the CS, policy DM27 of the MDD, 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 Map PA/17/01715

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process.



GIS for  
Place Directorate  
LONDON BOROUGH OF TOWER HAMLETS  
Date: 18/08/2017

- Consultation Area
- Planning Application Site Boundary
- Statutory Listed Buildings
- Locally Listed Buildings

Scale @ 1:1,250  
10 5 0 10 20 30 Meters

