



DEVELOPMENT COMMITTEE

13th June 2019

Report of the Corporate Director of Place

Classification: Unrestricted

Application for Planning Permission

[click here for case file](#)

Reference	PA/19/00462
Site	Children's House Nursery School, 92 Bruce Road, London, E3 3HL
Ward	Bromley North
Proposal	Replacement of timber windows and doors at second floor level. All details, materials and finished to match existing.

Summary Recommendation Grant listed building consent subject to conditions

Applicant London Borough of Tower Hamlets

Architect/agent Savills UK

Case Officer Aleksandra Milentijevic

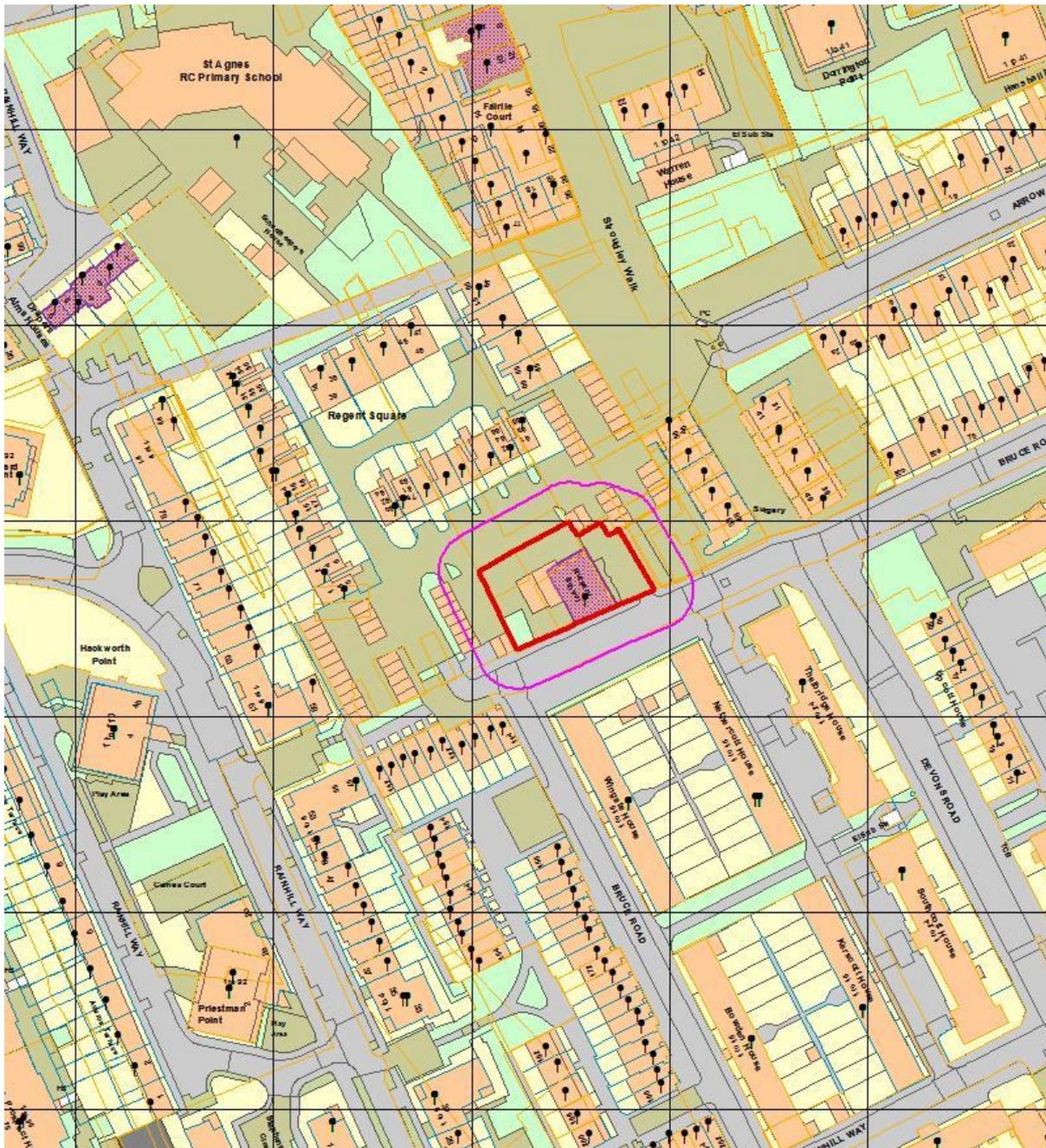
Key dates

- Application registered as valid on 05/03/2019
- Public consultation finished on 04/04/2019
- Additional information received on 12/04/2019

EXECUTIVE SUMMARY

The proposal seeks a listed building consent for the replacement of existing timber single-glazed windows and doors on the second floor level of the grade II listed Children's House Nursery School. The proposal has been assessed against national, regional and local planning policies. It is considered that it would result in the less than substantial harm. The public benefits would outweigh the identified harm caused to the statutory listed building. As such, the approval of the listed building consent is recommended to the Committee Members.

SITE PLAN



Legend:

Site boundary: red line

Consultation boundary: pink line

Statutory listed buildings: shaded in pink

1. SITE AND SURROUNDINGS

- 1.1 The application site, Children's House Nursery School, is a grade II listed building situated on the northern side of Bruce Road. The application building is part two part three storeys in height with single storey extensions on the western side of the building which do not form part of the building's statutory listing.
- 1.2 The site is surrounded by low rise post-war housing estates which range from three to four storeys in height. The predominantly residential surrounding area includes several commercial uses forming part the Stroudley Walk neighbourhood centre to the north-east of the application site.
- 1.3 The application site does not fall within a conservation area. The closest conservation areas, Fairfield Road and Tomlins Grove, are situated further to the north and north-west of the site respectively.

2. PROPOSAL

- 2.1 The proposal seeks to replace the existing windows and doors at the second floor level of the nursery. This involves windows and doors in the classroom along the western elevation overlooking and offering access to the adjacent roof terrace (Elevations A and B). The proposal involves the replacement of a window on the south-eastern elevation. The relevant openings are marked in red on the figure below.

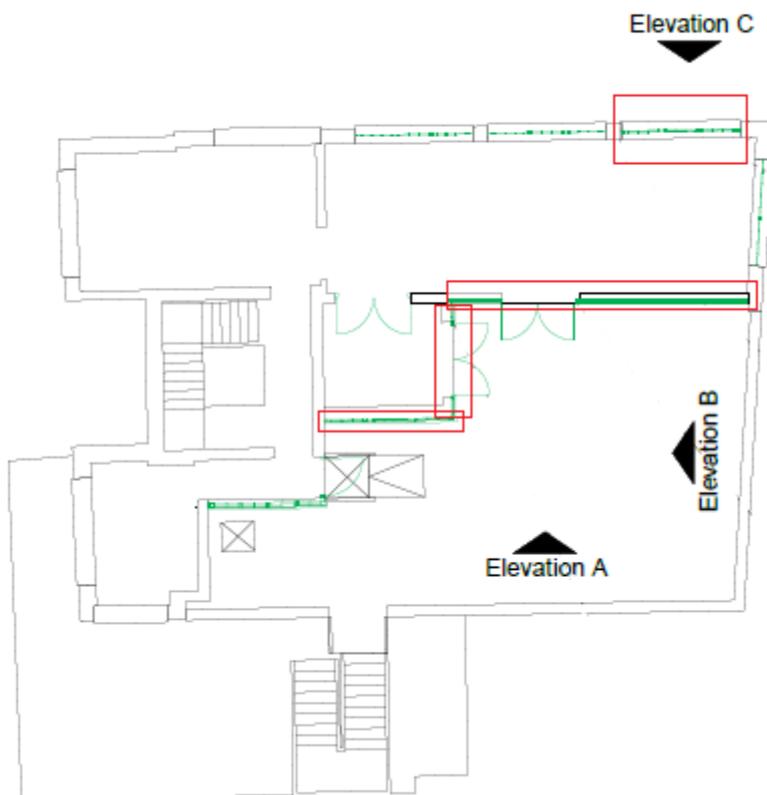


Figure 1. Second floor plan level.

- 2.2 The existing timber windows and doors are to be replaced with the same materials and details on a like-for-like basis.

3. RELEVANT PLANNING HISTORY

3.1 The application site was subject to the following planning applications:

PA/01/00455 – Planning permission granted on 09/01/2002
Remodelling and extension of school including addition of lift and repositioning of external fire escape stair.

PA/01/00456 – Listed building consent granted on 09/01/2002
Works in connection with remodelling and extension of school including addition of a lift and repositioning of external fire escape stair.

PA/16/03536 – Planning permission withdrawn by applicant on 04/07/2017
Replace existing second floor windows with like for like replacements.

PA/16/03537 – Listed building consent withdrawn by applicant on 04/07/2017
Replace existing second floor windows with like for like replacements.

PA/18/00117 – Planning permission granted on 13/03/2018
Internal and external alterations to a Grade II listed building to accommodate the reconfiguration of toilet facilities to meet the Nursery's safeguarding needs and better meet Part M requirements. Erection of single storey side extension.

PA/18/00118 – Listed building consent granted on 13/03/2018
Internal and external alterations to a Grade II listed building to accommodate the reconfiguration of toilet facilities to meet the Nursery's safeguarding needs and better meet Part M requirements. Erection of single storey side extension.

4. PUBLICITY AND ENGAGEMENT

4.1 A site notice was put up in front of the main entrance to the school on Bruce Road on 11th March 2019. The application was advertised in the local press on 14th March 2019.

4.2 No representations were received.

5. CONSULTATION RESPONSES

5.1 Specialist heritage advice was sought from the borough conservation officer. The existing windows should be repaired unless it can be demonstrated that there is a need for replacement.

5.2 Further to the receipt of the additional information, the borough conservation officer had no objections to the replacement of windows. A condition was suggested to ensure that the proposed materials and details are of the same quality as the existing.

6. RELEVANT PLANNING POLICIES AND DOCUMENTS

6.1 Legislation requires that decisions on planning applications must be taken in accordance with the Development Plan unless there are material considerations that indicate otherwise.

6.2 In this case the Development Plan comprises:

- The London Plan 2016 (LP)
- Tower Hamlets Core Strategy 2010 (SP)
- Tower Hamlets Managing Development Document 2013 (DM)

6.3 The key development plan policies relevant to the proposal are:

Heritage 7.8, SP10, DM27
(designated and non-designated heritage assets)

6.4 Other policy and guidance documents relevant to the proposal are [add/amend or delete]:

- National Planning Policy Framework (2019)
- National Planning Practice Guidance (updated 2019)
- LP Draft New London Plan (2018)
- LBTH Draft Local Plan (2019)
- Historic England's Conservation Principles, Policies and Guidance for the sustainable management of the historic environment (2008)
- Historic England's Managing Significance in Decision-Taking in the Historic Environment

7. PLANNING ASSESSMENT

7.1 The key issues raised by the proposed development are:

- i. Impact on the significance of a grade II listed building.

Heritage

Significance

7.2 The historic value of the building's significance lies in its historical association with the two of the area's most prominent social reformers, Muriel and Doris Lester, who were interested in child welfare in the early 19th century. The nursery was designed by architect Charles Cowsey Voysey who was the son of the renowned architect C.F.A. Voysey.

7.3 The Children's House Nursery derives further historical and communal value from its educational use as it provides an understanding of the evolution of the education provision in London over an extended period of time, and it represents a building where generations of local people were educated.

7.4 The aesthetic value of the building's architectural significance is in its visual appearance and representation of a good example of the Regency style which stands out among a number of post-war housing estates with its regular proportions and fenestration, and moulded decoration used in the exterior of the building. The building retains many of its original features both to the interior and exterior demonstrating its evidential value with the surviving historic fabric.

Impact

- 7.5 According to the drawings from 1924, it appears that the Education Supply Association was responsible for supplying the original sliding and folding doors that would have once been located where the replacement windows and doors currently are. Therefore, it seems that the existing timber doors and windows are not original. Whilst the date of the replacement windows and doors is not known, their significance is not high as the remaining original historic fabric that exists within the listed building.
- 7.6 The existing single-glazed windows and doors appear to have deteriorated over time showing signs of wood rot and seem to be beyond reasonable repair. Furthermore, given that the existing windows and doors do not contain the original historic fabric, it is considered that their replacement would result in the less than substantial harm.
- 7.7 The proposed replacement of windows and doors would be on a like-for-like basis, made of the same materials and details as the existing ones. The proposed windows and doors would improve the efficiency of the building and secure the continued viable use of the second floor classroom and access to the second floor roof terrace. As such, it is considered that the public benefits would outweigh the less than substantial harm caused to the grade II listed building.
- 7.8 Historic timber windows and doors used to be made of slow-grown softwood of high quality which is very different from most of the fast-grown softwood available today. Should the Committee be minded to grant listed building consent, a compliance condition is recommended to ensure the quality of the replacement windows and doors to match the existing, as well as a condition for making good to the retained historic fabric surrounding the openings.

Human Rights & Equalities

- 7.9 The proposal does not raise any unique human rights or equalities implications. The balance between individual rights and the wider public interest has been carefully considered and officers consider it to be acceptable.
- 7.10 The identified public benefit includes the continued viable use of an educational building.
- 7.11 The proposed development would not result in adverse impacts upon equality or social cohesion.

8. RECOMMENDATION

- 8.1 That subject to any direction by the Mayor of London, **conditional planning permission is GRANTED** subject to the following conditions:

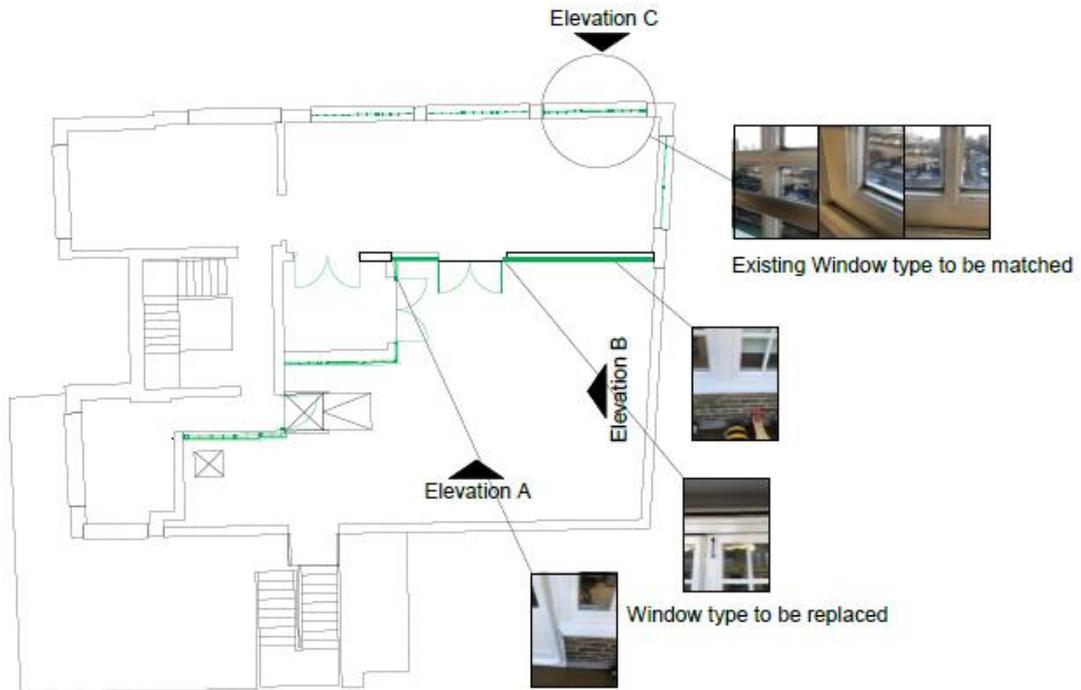
Compliance

1. 3 years deadline for commencement of development.
2. Development in accordance with approved plans.
3. Materials and details to match existing
4. Making good to the retained fabric.

APPENDIX 1

Drawings/ Submission documents

Second Floor Plan



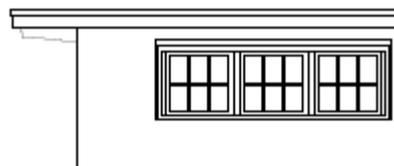
Elevation A (existing and proposed)



Elevation B (existing and proposed)



Elevation C (existing and proposed)



APPENDIX 2

Existing photos





