

Committee: Development	Date: 12 th January 2011	Classification: Unrestricted	Agenda Item Number: 8.1
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Report of: Director of Development and Renewal	Title: Listed Building Application
Case Officer: Richard Murrell	Ref No: PA/10/02144
	Ward: Weavers

1. APPLICATION DETAILS

Location: Columbia Market Nursery School, Columbia Road, London, E2 7PG

Existing Use: School (Use Class D1)

Proposal: Replacement of doors in main entrance; removal of window from rear entrance and replacement with doors.

Drawing Nos/Documents: OS Sitemap, Main Entrance Door Proposed, Rear Entrance, Photographs numbered 1 – 8.

Design and Impact Statement.

Applicant: London Borough of Tower Hamlets

Ownership: London Borough of Tower Hamlets

Historic Building: Grade II Listed Building

Conservation Area: Hackney Road

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 Plan (Consolidated with Alterations since 2004), the Core Strategy Development Plan Document 2025; the London Borough of Tower Hamlets Unitary Development Plan 1998 and associated supplementary planning guidance, the Council's Interim Planning Guidance (2007): Core Strategy and Development Control, and Government Planning Policy Guidance and has found that:
- 2.2 The proposed replacement main entrance doors and new rear door are sympathetic to the historic character of the main school in terms of design and material. The proposal therefore accords with the aims of saved policy DEV37 of the Unitary Development Plan 1998, policy SP10 (2, 3 and 4) of the Core Strategy (2010), policy CON1 of the Interim Planning Guidance (October 2007) and policy 4B.11 and 4B.12 of the London Plan Consolidated with Alterations (February 2008), which seek to ensure that works to a listed building pay special regard to the desirability of preserving the building or its setting, or any features of special interest.

3. RECOMMENDATION

- 3.1 That the Committee resolve to refer the application to the Government Office for London with

the recommendation that the Council would be minded to grant Listed Building Consent subject to conditions as set out below:

Conditions

- Three year time limit.
- Execution to match adjacent original work.
- Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal.

4. PROPOSAL AND LOCATION DETAILS

Background

- 4.1 Columbia Market Nursery School was formally added to the List of Buildings of Special Historic Interest on 18th February 2010 at Grade II. The building was Listed following a research project by English Heritage to identify schools of historic merit built in inner London during the inter-war period.
- 4.2 At the time of the Listing, the school was undergoing a programme of refurbishment works. These works included the installation of an external disabled access ramp. These works were completed prior to the completion of the Listing process, and as such did not require specific consent from the local planning authority. The current application seeks consent to complete the works that had not been undertaken when the building was Listed.

Proposal

- 4.3 The council is prohibited from granting itself listed building consent. 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
- 4.4 The proposal seeks permission for alterations to the main entrance door, and the enlargement of a rear window to create a new entrance to the inner courtyard area. The purpose of the works is to improve access for disabled persons around the school site. The works are described in more detail in the design section of this report.

Site and Surroundings

- 4.5 Columbia Market Nursery School, which was built by the London County Council and opened in 1930. The school is Grade II Listed. English Heritage consider that the school has special historic interest by reason of:-
- it being one of the first municipal nursery schools in the country, its construction reflecting the shifting patterns of family life and concern for infant health and wellbeing;
 - its experimental status, providing evidence of inter-war exploration of new materials and construction techniques, such as prefabrication, for a new municipal building type;
 - the rarity of surviving 'open-air' features such as the folding partitions added in 1935; and

- its unusual detailing including the weatherboarded walls and neo-Georgian porch with turned balusters.

4.6 The school is accessed from Columbia Road. The surrounding area is predominately residential.

4.7 The site is located in the Hackney Road Conservation Area.

Planning History

4.8 The following planning decisions are relevant to the application:

- | | |
|-------------|--|
| PA/01/01381 | Erection of a ground floor extension to provide a parent/staff room, including internal remodelling, new toilets, covered play area and new ramps at the main front entrance and rear. Approved. |
| PA/05/01525 | Construction of building comprising basement and ground floor to house children's centre. Approved. |
| PA/06/00963 | Two ground floor extensions to provide a resource storage area and an enlarged utility/shower area. Approved. |

5. POLICY FRAMEWORK

5.1 The following policies are relevant to the application:

5.2 Core Strategy Development Plan Document 2025 (adopted 2010)

Policies SP10 (2, 3, 4) Creating Distinct and Durable Places

5.2 Unitary Development Plan 1998 (as saved September 2007)

Policies: DEV37 Works to a Listed Building

5.3 Interim Planning Guidance for the purposes of Development Control (October 2007)

Policies: CON1 Listed Buildings

5.4 Spatial Development Strategy for Greater London (London Plan) (2008)

Policies: 4B.11 London's Built Heritage
4B.12 Heritage Conservation

5.5 National Guidance Documents

PPS5: Planning for the Historic Environment

6. CONSULTATION RESPONSE

6.1 The views of the Directorate of Development & Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6.2 The following were consulted regarding the application:

English Heritage (Statutory Consultee)

6.3 No comments received.

7. LOCAL REPRESENTATION

7.1 A total of 32 neighbouring properties within the area shown on the map appended to this report were notified about the application and invited to comment. The application has also been publicised on site and in the East London Life.

7.2 No letters of representation have been received.

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.

8.2 The main planning issues raised by the application that the committee must consider are:

- Built Heritage and Design

Built Heritage and Design

8.3 Core Strategy Policy SP10 (2, 3, 4) promotes the creation of distinct and durable places. It seeks to protect and enhance heritage assets, including listed buildings.

8.4 Saved policy DEV37 of the Unitary Development Plan 1998 (UDP) states that proposals to alter listed buildings will be expected to preserve the special architectural or historic interest of the building. In particular, it requires that alterations retain and repair the original internal architectural features and that any works are undertaken with traditional materials.

8.5 Policy CON1 of the Interim Planning Guidance October 2007 (IPG) states that any works to listed buildings will only be supported if they do not have an adverse impact on the character, fabric or identity of the building and if they are appropriate in terms of design scale, detailing and materials.

8.6 London Plan (Consolidated with Alterations) February 2008 policies 4B.11 and 4B.12 state that Boroughs should seek to enhance and protect the historic environment and promote the beneficial use of built assets.

8.7 The current application seeks consent for works which are part of a programme to improve access for disabled persons into the main school building. Prior to the school being listed, an access ramp and handrails had been installed.

8.8 To complete the programme, the application seeks consent for the following works:-

- Replace existing main double entrance doors (each 700mm wide). The proposed door would be set within the same opening as the existing doors. The proposed door comprises 1 leaf 1000mm wide, and one leaf 400mm wide. The doors will be made of timber with safety glass vision panels and will be painted. The smaller door will mainly be static, but will have the ability to open

to allow wider access as/when required.

- Remove existing timber framed window to rear of school. Remove section of timber weatherboarding below the existing window to create doorway. The doorway will provide level access to the inner courtyard. The new door would be constructed from timber and would incorporate half glazed panels to match the existing windows on the building.

8.9 The proposed works are relatively minor in nature. The works will complete the programme to improve access for disable persons to the school which was instigated shortly before the building was Listed. The two proposed doors are appropriate in terms of detailed design and material to the characteristics of the main building. The removal of a small area of weather boarding beneath the existing rear window does not have any significant detrimental impact on the special historic character of the building. A condition would be imposed on any permission requiring finishes and works of making good to match original adjacent work. With this safeguard the proposal complies with planning policy and is considered acceptable.

Conclusions

8.10 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.