

Committee: Development	12th January 2011	Classification: Unrestricted	Agenda Item No: 8.2
Report of: Director of Development and Renewal		Title: Conservation Area Consent	
Case Officer: Marie Joseph		Ref No: PA/10/02233	
		Ward(s): East India and Lansbury	

1. APPLICATION DETAILS

- 1.0 **Location:** Langdon Park Secondary School, Byron Street, London E14 0RZ
- 1.1 **Existing Use:** Secondary School
- 1.2 **Proposal:** Demolition of part of a the dining building, single storage sheds and a boundary wall to facilitate the partial re-development of the site
- 1.3 **Drawing Nos:** LPS-AST-GA-900000 REVA; LPS-AST-GA-900001 REVB; LPS-AST-GA-900003 REVA; LPS-AST-GA-900011 REVB; LPS-AST-GA-900012 REVB; LPS-AST-GA-900013 REVB; LPA-AST-GA-900014 REVB; LPS-AST-GA-900015 REVB; LPS-AST-GA-900016 REVB and LPS-AST-GA-900017 REVB
- 1.4 **Supporting Documents:** Planning and Impact Statement – dated October 2010
Heritage Impact Statement – dated October 2010
- 1.5 **Applicant:** Bouygues UK
Elizabeth House
39 York Road
London
- 1.6 **Owner:** London Borough of Tower Hamlets
- 1.7 **Listed Building:** No
- 1.8 **Conservation Area:** The school is partly located within the Langdon Park Conservation Area

2.0 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 demolition to part of the existing wall fronting Bright Street and Hay Currie Street and four existing buildings on site is considered appropriate in respect of demolition in a Conservation Area. This is in line PPS5: Planning and the Historic Environment, saved policy DEV28 of the adopted Unitary Development Plan (1998), CON2 of the Interim Planning Guidance for the purpose of Development Control (October 2007) and SP10 of the Adopted Core Strategy 2025 Development Plan Document (September 2010). These policies seek to ensure that alterations respect the special architectural and historic interest of Conservation Areas.

3.0 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 Conservation Consent subject to conditions as set out below:

Conditions

- 3 year time period
- Demolition should not take place until permission has been granted for an appropriate development.
- 3) Any other condition(s) considered necessary by the Corporate Director Development & Renewal.

4.0 PROPOSAL AND LOCATION DETAILS

Proposal

- 4.1 The application seeks conservation area consent to demolish the following structures which exist on site in order to redevelop the site as part of the Government's Building Schools for the Future initiative:

- Part of the existing brick wall fronting Hay Currie Street and Bright Street
- Part of the dining block.
- Single storey storage sheds

The scheme does require the demolition of additional buildings on site. However, these are not located in the Conservation Area and therefore do not require consent for demolition.

Site and Surroundings

- 4.2 Langdon Park Secondary School is an existing school site located within the East India and Lansbury Ward of the Borough.
- 4.3 The site is bounded by the highways of Bright Street, Hay Currie Street, St. Leonard's Road and Burcham Street. Residential development also bounds the site to the north, east and south. Open space in the form of Langdon Park is located also in the north and the Dockland Light Railway runs adjacent to Hay Currie Street to the west.
- 4.4 The site is located predominantly inside of the Langdon Park Conservation Area, the boundary of which runs adjacent to the Board School and is characterised by educational buildings ranging between one and four storeys in height. There is no uniform character on the school site but the dominant building comprises of four storeys with copper domed turrets and formed part of the original London Board School built in 1907.

Relevant Planning History

- 4.5 PA/10/02232 Remodelling and refurbishment of existing buildings to be retained, including the erection of a glazed entrance and lift to the Edwardian school building. Erection of two new buildings up to three storeys in height and associated works.

5.0 POLICY FRAMEWORK

5.1 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:

5.2 Core Strategy 2025 Development Plan Document (September 2010)

Policies: SP10(2,3,4) Creating distinct and durable places

5.3 Unitary Development Plan 1998 (as saved September 2007)

Policies DEV28 Demolition of buildings in conservation areas

5.4 Interim Planning Guidance for the purpose of Development Control (October 2007)

Policies CON2 Conservation Areas

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

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

5.6 Government Planning Policy Guidance/Statements

PPS5 Planning and the Historic Environment

6.0 CONSULTATION RESPONSE

6.1 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:

English Heritage (Statutory Consultee)

6.2 No comments received.

7 LOCAL REPRESENTATION

7.1 A total of 263 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 in East End Life and on site. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

7.2 No of individual responses: 0 Objecting: 0 Supporting: 0

7.3 No of Petitions: 0 Objecting:0 Supporting: 0

8 MATERIAL CONSERVATION CONSENT CONSIDERATIONS

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

1. Impact on the Conservation Area.

Impact on the Langdon Park Conservation Area.

8.2 Part of the site is located within the Langdon Park Conservation Area which was designated in December 1990 and extended to the north west in October 2008.

8.3 The Langdon Park Conservation Area Character Appraisal (adopted by cabinet on November 4th 2009) states that “*The Langdon Park School was built in 1907 in the*

attractive Board School style. It is 3 storeys high with copper domed turrets, and contributes to the suburban quality of the area.”

8.4 The proposal includes demolition of the following structures within the Conservation Area:

- Part of the existing brick wall fronting Hay Currie Street and Bright Street
- Part of the dining block.
- Single storey storage sheds

The scheme does require the demolition of additional buildings on site. However, these are not located in the Conservation Area and therefore do not require consent for demolition.

A full planning application for the redevelopment of the school site in part has been submitted under reference PA/10/02232. This application is currently under consideration by the Council.

8.5 The existing wall runs around the entirety of the site and consists of bricks at lower levels and chain link fencing above attached to steel poles. Whilst the chain link fencing forms a uniform line, the brickwork varies in its height.

8.6 From information provided by the applicants, photographs and the undertaking of a site visit it is considered that the wall is not original and is made up of a number of different brick types and has been altered at different periods over time.

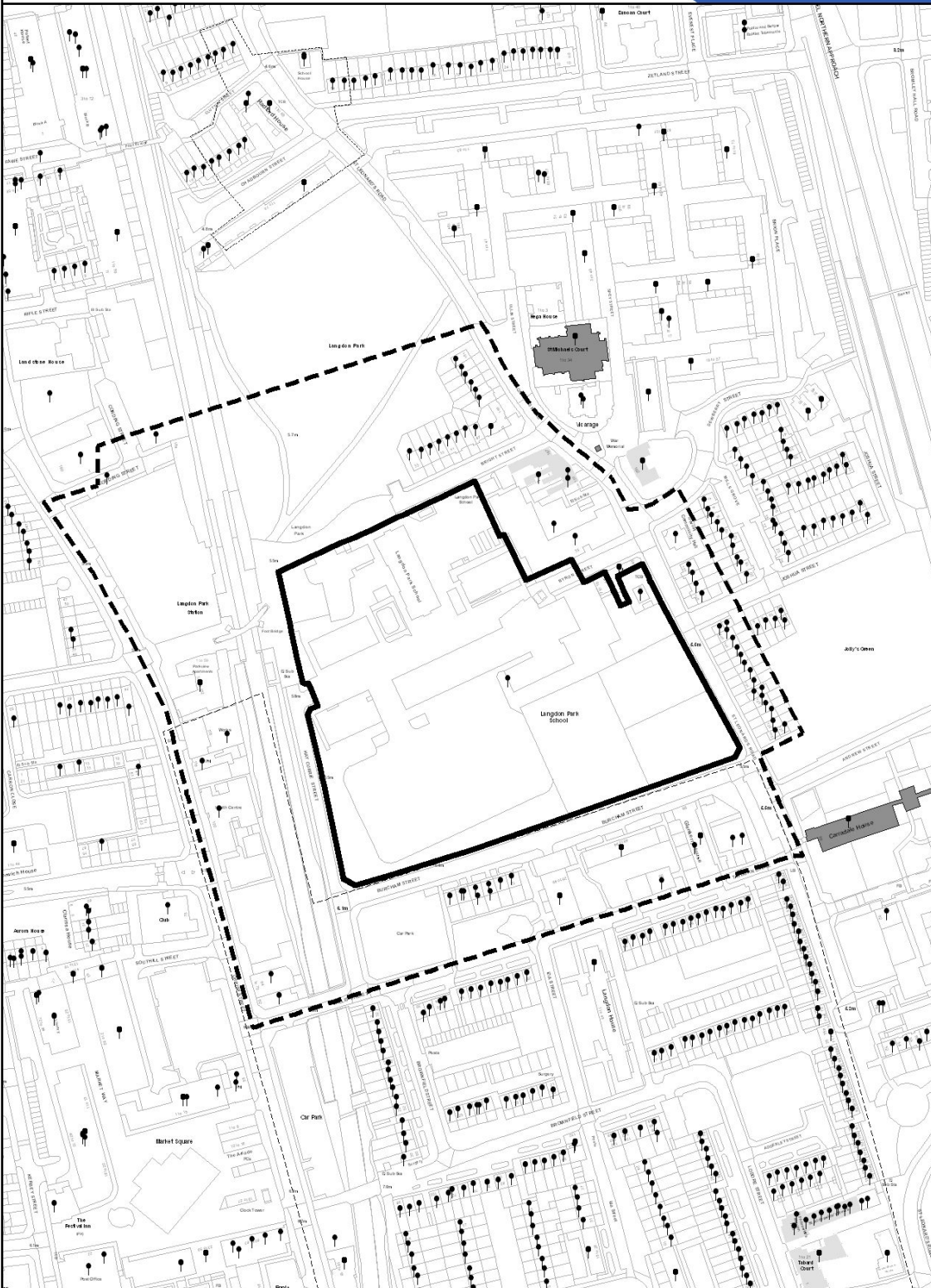
8.7 The buildings to be demolished are somewhat dilapidated in nature and are not considered to be of a sufficient quality to enable effective teaching facilities. No comments have been received in relation to this application and the retention of the building from the Council's Conservation department or the Council's building control department. However, the council's conservation and design team have confirmed that the principle of the alterations are acceptable on the submitted planning application which accompanies this. Furthermore, the board school element, stated within the character appraisal as a positive contribution to the conservation area will be retained.








8.8 For the above reasons it is considered that the existing buildings and wall sections have no positive contribution to make to the character and appearance of the surrounding conservation area and therefore would adhere to Saved Policy DEV28 of the Unitary Development Plan (1998) and Policy CON2 of the Interim Planning Guidance (October 2007) which seek to ensure the demolition of appropriate buildings within the Borough's Conservation Areas.

Conclusions

8.9 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 Conservation Area 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	0 30 m 	

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process. This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 100019288, 2010.