

Committee: Development	10th March 2011	Classification: Unrestricted	Agenda Item No:
Report of: Director of Development and Renewal		Title: Conservation Area Consent	
Case Officer: Marie Joseph		Ref No: PA/10/02684	
		Ward(s): Bow West	

1. APPLICATION DETAILS

- 1.0 **Location:** Phoenix School, 49 Bow Road, E3 2AD
- 1.1 **Existing Use:** School for Special Educational Needs
- 1.2 **Proposal:** Removal of existing low boundary wall and railings to allow partial redevelopment of the site, comprising the erection of a new building fronting onto Bow Road.
- 1.3 **Drawing Nos:** PHO PAT GA 000003 REV-
PHO PAT REF 000030 REV-
- 1.4 **Supporting Documents:** Heritage Impact Statement – dated November 2010
- 1.5 **Applicant:** Bouygues UK
Elizabeth House
39 York Road
London
- 1.6 **Owner:** London Borough of Tower Hamlets
- 1.7 **Listed Building:** The existing school is Grade II* listed.
- 1.8 **Conservation Area:** The site comprising the wall and railings is located within the Tredegar Square Conservation Area. The existing school is not included within the conservation area boundary.

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 of the existing wall and associated railings fronting Bow Road 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
- § 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 entirety of the existing low brick wall and railings that currently exist on the boundary of the site fronting Bow Road. This demolition is required in order to redevelop this area of the site as part of the Government's Building Schools for the Future (BSF) initiative:
- 4.2 The existing school is Grade II* listed, however, the cartilage of this building is not included within the BSF alterations.

Site and Surroundings

- 4.3 Phoenix School is an existing school dating back to the 1950's made up of predominantly low level two storey 1950's buildings with an additional 1990's extension (see relevant planning history). The buildings consist of concrete cast structures with brick infills, large metal framed windows and low level copper roofs. The structure as a whole is Grade II* listed. The Bow Road entrance of the site comprising the wall and railings is located within the Tredegar Road Conservation Area.
- 4.4 The school is set currently set back from its main access point of Bow Road. The site also has a separate access point from Harley Grove and has no other highway boundaries and is located a distance of 95 metres from Bow Road Underground Station, served by the Metropolitan and District Lines.
- 4.5 The site is bounded entirely by residential development, ranging from terraced dwelling houses to the north of the site and six storey residential flats to the south.

Relevant Planning History

- 4.6 PA/10/02219 Erection of a new school building up to five storeys in height (including a basement level) and associated works. Permitted 19th January 2011 under delegated powers.

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 175 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 Tredegar Square Conservation Area.

8.2 The railings and wall are located within the Tredegar Square Conservation Area which was designated in 1971.

8.3 The most recent Tredegar Square Conservation Area Appraisal, adopted by cabinet in 5th March 2008 does not specifically mention the area of the school located within the conservation area.

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

- The existing railings and dwarf brick wall boundary treatment.

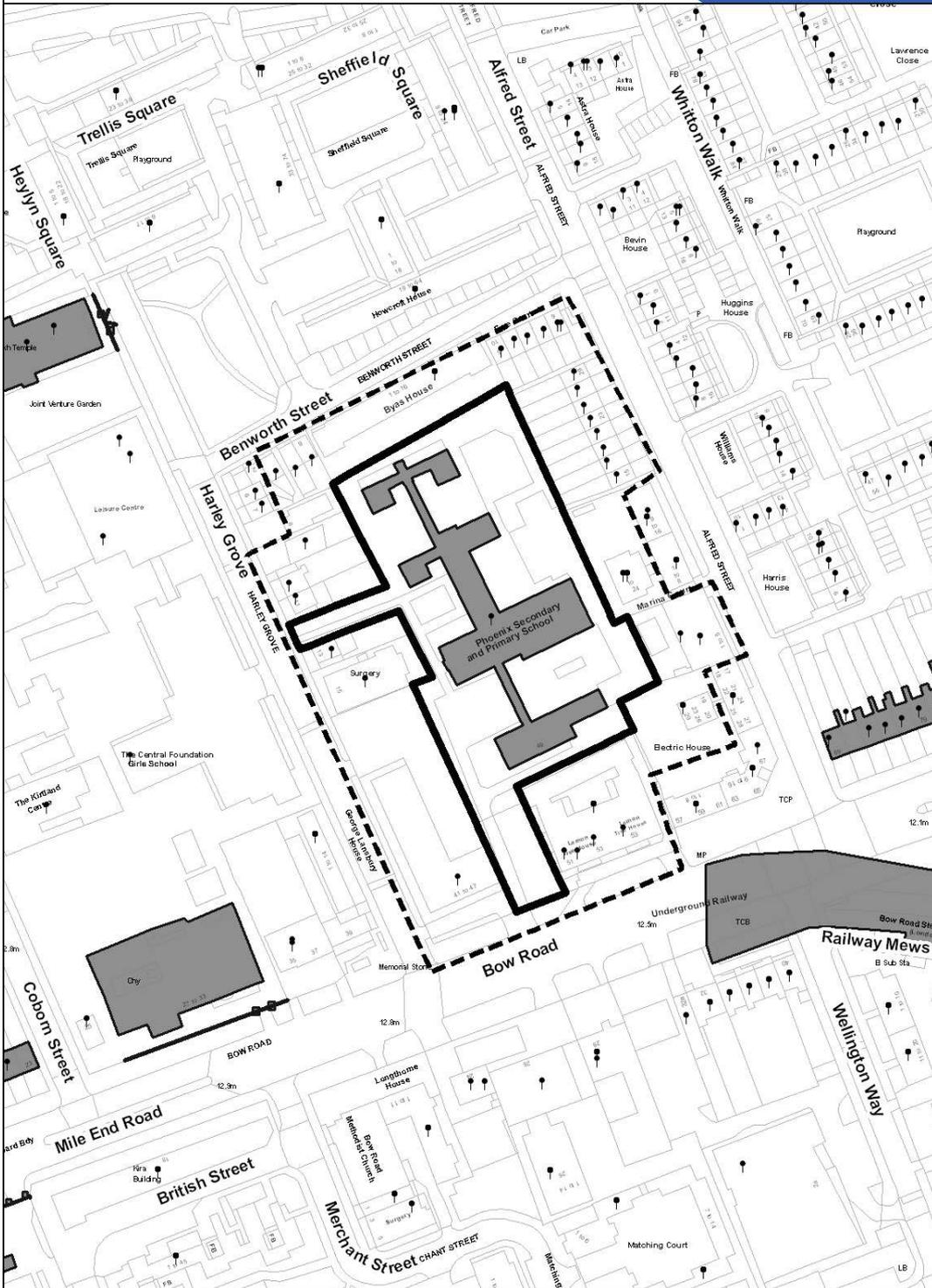
A full planning application for the redevelopment of this part of the school site fronting Bow Road has been submitted under reference PA/10/02291. This application has been permitted under delegated powers.

- 8.5 The existing wall and railings run across the entire frontage of the school entrance along Bow Road and measure 15 metres in length. The dwarf wall and railings also recess on either side of the entrance adjacent to 51-53 Bow Road and 41-47 Bow Road measuring 6.5 metres and 10 metres respectively.
- 8.6 51-53 Bow Road is an existing seven storey building with commercial uses at ground floor and 49 residential units above. This scheme was granted permission in 2006 under reference PA/03/00620. 41-47 Bow Road which is to form part of the Central Foundation School for Girls under a proposed BSF re-development comprises a four storey brick and stone building with railings to the front including stone plinths.
- 8.7 The boundary treatments within the immediate area of Bow Road are varied in nature and include railings, changes in paving and both iron and steel bollards.
- 8.8 No adverse 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 were in support of the submitted planning application to erect a new teaching block in this location which has now been permitted. Therefore, as the existing dwarf wall and railings must be removed to build this structure it is considered that any subsequent objections will not be forthcoming.
- 8.9 Furthermore, the re-development of this part of the site includes the re-instatement of railings in this location therefore preserving the existing character of the Tredegar Square Conservation Area.
- 8.10 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

- 8.11 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		Statutory Listed Buildings	
	Consultation Area		Land Parcel Address	

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process. The Site Map was reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationary Office (c) Crown Copyright. London Borough of Tower Hamlets LA100019288