

<b>Committee:</b> Development	<b>Date:</b> 1 <sup>st</sup> June 2011	<b>Classification:</b> Unrestricted	<b>Agenda Item Number:</b>
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<b>Report of:</b> Director of Development and Renewal	<b>Title:</b> Listed Building Consent
<b>Case Officer:</b> Beth Eite	<b>Ref No:</b> PA/10/01432
	<b>Ward:</b> St Dunstan's and Stepney

## 1. APPLICATION DETAILS

<b>Location:</b>	Marion Richardson School, 71 Senrab Street, London, E1 0QF
<b>Existing Use:</b>	Primary school
<b>Proposal:</b>	Retention of 30no. replacement timber windows on ground to second floors of south and south - west elevations. Works to 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.
<b>Drawing Nos:</b>	Site location plan, Window section details existing and window section details proposed. Photographs identifying replacement windows
<b>Documents:</b>	Historical Statement, Heritage Statement, Design and Access Statement.
<b>Applicant:</b>	LBTH Children Services Directorate.
<b>Owner:</b>	LBTH
<b>Historic Building:</b>	Grade II Listed.
<b>Conservation Area:</b>	Albert Gardens Conservation Area.

## 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 Borough of Tower Hamlets adopted Core Strategy (2010) Unitary Development Plan, the Council's Interim Planning Guidance (2007), associated supplementary planning guidance, the London Plan and Government Planning Policy Guidance and has found that:
- 2.2 The replacement windows are considered to be high quality and would represent an improvement on the existing windows which are in a poor state of repair. The size and location of the openings would remain the same and the pattern of glazing bars would be replicated. As such, the proposal would enhance the character and appearance of the adjoining Albert Gardens Conservation Area and the character,

fabric and identity of the listed building. This proposal therefore meets the requirements outlined in Policy SP10 of the adopted Core Strategy (2010) and saved policies DEV1 and DEV37 of the Unitary Development Plan (1998) as well as policy DEV2, of the Council's Interim Planning Guidance (2007).

### **RECOMMENDATION**

3. 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.
- 3.1 1. The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule to this planning permission.

### **4. PROPOSAL AND LOCATION DETAILS**

#### **Proposal**

- 4.1 The Council seeks listed building consent for the replacement of no. 30 windows. Eight on the southern elevation and 22 on the southern part of the eastern elevation. These vary in style and size but all of them are single glazed timber sash windows. The application seeks permission to replace each of these windows with double glazed windows of the same design, style and size.
- 4.2 These windows have already been replaced and this is therefore a retrospective application to retain the windows. The other windows on the building, which do not form part of this application were replaced prior to the listing of the building 2009 as part of a programme to upgrade the quality of the teaching environment within the school and improve the thermal performance of the building.
- 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.

#### **Site and Surroundings**

- 4.4 Marion Richardson School is located to the north of Commercial Road. The main entrance is from Senrab Street at the northern edge of the site. It is situated between Senrab Street to the east and Arbour Square to the west.
- 4.5 The school was constructed in 1907 and was listed in 2009. The building is three storeys in height with square towers and circular turrets. The reasons for listing are partly due to the good quality craftsmanship and materials. There is an unsympathetic extension constructed on the western elevation in the 1970's.
- 4.6 The school is a London County Council school, of which there are a number of examples throughout London.
- 4.7 The school is within the Arbour Square conservation area.

#### **Relevant Planning History**

- 4.9 There are a number of previous applications on the site but none are relevant to the determination of this application.

## **5. 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 Government Planning Policy Guidance/Statements**

PPS5- Planning and the historic Environment.

### **5.3 Adopted Core Strategy (2010)**

SP07 - Improving education and skills  
SP10 - Creating distinct and durable places

### **5.4 Unitary Development Plan (UDP)(as saved September 2007)**

Policies:           DEV1 Design Requirements  
                      DEV2 Environmental Requirements  
                      DEV27 Impact of minor alterations in conservation area on the building in question and the conservation area  
                      DEV37 Alterations to listed buildings to preserve special architectural or historic interest of the building, repair original features and replace missing items, traditional materials

### **5.5 Interim Planning Guidance for the purposes of Development Control (IPG)(Oct 2007)**

Policies           DEV 1 Amenity  
                      DEV 2 Design  
                      CON 1 Listed buildings  
                      CON 2 Conservation Areas.

## **6. 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**

- 6.2 The East London volume of Pevsner's 'Buildings of England Series' states that Marion Richardson School is 'A majestic design of 1907 by TJ Bailey in a free Baroque with plenty of flourish..... The rear elevation is classical symmetry par excellence .....
- 6.3 English Heritage has consistently resisted the removal of original windows from London's listed 'Board Schools'. Even where prolonged lack of maintenance has led

to pronounced deterioration, it has often been proved possible to carry out sensitive repair. Where it has been proved that repair is impossible, because of the state of decay, like for like timber, single glazed replacements have been installed in many cases.

- 6.4 We regret the removal of the original window frames and the installation of the double glazed windows, the subject of the current notification. The submitted sketch sections clearly indicate the differences between the original glazing bars and the replacements, as installed. We note, for example that the replacement glazing bars project far less from the face of the glazing than is the case with the original, giving a much flatter surface with less modelling.
- 6.3 If the Authority is minded to grant consent comments and relevant documents should be sent to the Government Office for London for consideration on behalf of the Secretary of State.

## **7. LOCAL REPRESENTATION**

- 7.1 A total of 116 neighbouring addresses were consulted by letter, a site notice was erected on 18<sup>th</sup> October 2010 and a press notice published 11<sup>th</sup> October 2010. No responses have been received.

## **8.0 MATERIAL PLANNING CONSIDERATIONS**

### **Land Use**

- 8.1 There are no land use issues. The proposals are to upgrade the school facilities in line with national, regional and local policies.

### **Design and Impact on the setting of the Listed building.**

- 8.2 Adopted Core Strategy policy SP10 encourages development that preserves and enhances development that the heritage value of the immediate and surrounding environment. This is supported by saved Policy DEV 1 of the Unitary Development Plan (UDP) which states all development proposals should take into account and be sensitive to the character of the surrounding area in terms of design, bulk, scale and the use of materials.
- 8.3 Policies DEV 27 and DEV37 seek to ensure that development is appropriate to the setting of conservation areas and listed buildings. The policies state that new proposals should not have an adverse impact on the character, fabric or identity on the historic buildings.
- 8.4 Policy CON1 and CON2 of the Interim Planning Guidance (IPG) seeks to ensure development will not have an adverse impact on the character, fabric or identity of the listed building, and that it preserves or enhances the setting of the boroughs conservation Areas.
- 8.5 The replacement of windows in historic buildings, where the fenestration is original to the construction date, are to be replaced as only a last resort. The first principal of good conservation should always be to repair original windows in-situ as an important part of the historic fabric. This is particularly important with Listed buildings.

- 8.6 Where replacement is considered as an appropriate option, the windows to be replaced should, as far as is practical, be replaced with like-for-like copies, respecting the original design. This is only really appropriate where existing windows are beyond repair, as in this case.
- 8.7 In this instance the replacement fenestration generally follows the proportions and pattern of the original design by the well respected school architect TJ Bailey. The glazing bars are slightly flatter - and the glass beaded in rather than puttied, to accommodate the double-glazing. However, overall this is considered to be an acceptable approach where windows cannot be repaired. The previous replacement of the windows on the northern and eastern elevations also adds weight to the recommendation and the retention of these windows would allow a consistent approach to the design of the window frames to be maintained throughout.
- 8.8 Taking the above into account it is considered that the proposal conforms to saved UDP policies DEV 27 and DEV 37 and CON1 and CON2 of the IPG which seek to ensure that development preserves the conservation areas and listed buildings and that new proposal does not have an adverse impact on the character, fabric or identity of the building.

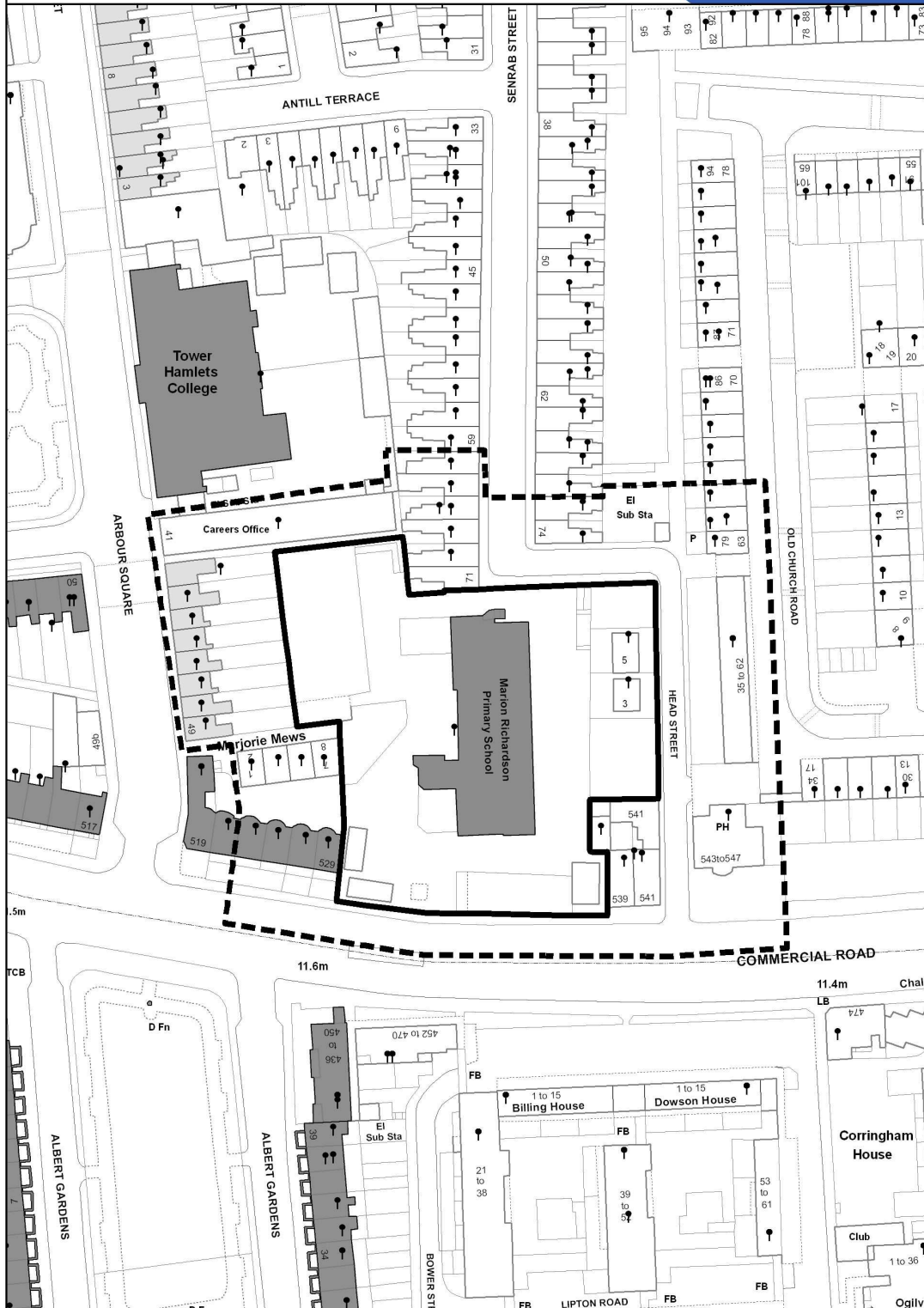
**Amenity:**

- 8.9 The replacement of the windows is not considered to have any adverse impact upon the amenity of surrounding residents and would upgrade the internal environment for the pupils and staff of the school.

**9 Conclusions**

- 9.0 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.

# 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.

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