

LONDON BOROUGH OF TOWER HAMLETS

# DEVELOPMENT COMMITTEE

12<sup>th</sup> January 2011 at 7:00 pm

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UPDATE REPORT OF HEAD OF PLANNING AND BUILDING CONTROL

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<b>Agenda item no</b>	<b>Reference no</b>	<b>Location</b>	<b>Proposal</b>
8.1	PA/10/2144	Columbia Market Nursery School, Columbia Road, London, E2 7PG	Replacement of doors in main entrance; removal of window from rear entrance and replacement with doors.

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<b>Agenda Item number:</b>	8.1
<b>Reference number:</b>	PA/10/02144
<b>Location:</b>	Columbia Market Nursery School, Columbia Road, London, E2 7PG
<b>Proposal:</b>	Replacement of doors in main entrance; removal of window from rear entrance and replacement with doors

## 1.0 Additional Representations

1.1 Further to the publication of the Committee Agenda, English Heritage have made Officer level comments about this proposal. English Heritage have raised concerns about the detailed design of the proposed alterations. In particular, English Heritage are not satisfied with the :-

- Proposed glazing arrangements which do not match original;
- Design of front door should be re-visited in terms of the position of the glazing bars. The panels of glass should match the existing in terms of size. The possibility of a solid panel for the lower portion of the door should be considered;
- Design of rear door should be amended so that joinery matches existing;
- Existing doors / materials should be retained on-site for re-use if possible; and
- Revised plans and sections should be submitted.

1.2 The Applicant has indicated that they are willing to amend the proposals in line with the suggestions from English Heritage. Due to delays over the Christmas Holidays it has not been possible for the Applicant to submit amended drawings in advance of committee.

1.3 Officers' consider that suitable conditions could be imposed on any permission requiring the submission of detailed plans of the doors for approval to the local planning authority. A condition would also require the retention of the old doors, and any other historic building fabric on the site for re-use. With the imposition of these conditions Officers' consider that the concerns of English Heritage can be overcome.

## 3 RECOMMENDATION

3.1 The recommendation is amended to include new conditions. The full recommendation is given below:-

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
- Details, including size of glazing panel and glazing bar position, of proposed front and rear door to be submitted for approval
- Existing doors and any salvaged historic fabric should be retained on-site for re-use on the school building.
- Execution to match adjacent original work.
- Any other planning condition(s) considered necessary by the Corporate Director Development & Renewal.