

Committee: Development	Date: 14 th November 2012	Classification: Unrestricted	Agenda Item:
Report of: Corporate Director of Development and Renewal		Title: Listed Building Application	
Case Officer: Nasser Farooq		Ref No: PA/12/02468	
		Ward: East India and Lansbury	

1.0 APPLICATION DETAILS

- 1.1 **Location:** Lansbury Lawrence Primary School, Cordelia Street, London, E14 6DZ
- Existing Use:** Primary School
- Proposal:** Listed Building Consent for the installation of new school entrance gates on Ricardo Street formed within existing school perimeter metal fence and brick wall.
- Documents:** Design, Impact & Access Statement dated 4th July 2012 reference 1101-008-D01-A-001 revision 01
- Drawing Nos:** 1101-008- 0001 01, 1101-008- 0002 00, 1101-008- 0100 03 and 1101-008- 0200 03.
- Applicant:** Tower Hamlets - Children, School and Families Directorate.
- Owner:** LBTH
- Historic Building:** Grade II Listed.
- Conservation Area:** Lansbury 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 Unitary Development Plan 1998, the adopted Core Strategy Development: Development Plan Document 2025, the Managing Development: Development Plan Document (submission version 2012) the Council's Interim Planning Guidance (2007) and associated supplementary planning guidance, the London Plan and Government Planning Policy Guidance and has found that:
- 2.2 1. The proposed entrance gates will preserve the special character and appearance of the grade II listed building. As such, the proposal accords with the aims of policy 7.8 of the London Plan (2011), policy SP10 of the adopted Core Strategy (2010), saved policy DEV37 of the adopted Tower Hamlets Unitary Development Plan (1998), and policy DM27 of the Managing Development Submission Version (2012), which seek to ensure works to Listed structures preserve features of special historic and architectural interest.

RECOMMENDATION

3. That the Committee resolve to refer the application to the Government Office for West Midlands with the recommendation that the Council would be minded to grant Listed Building Consent subject to conditions as set out below.
 - 3.1
 1. Time Limit.
 2. Completed in accordance with approved drawings.
 3. All materials/ finishes to match existing unless specified on submitted drawings.

4. BACKGROUND

- 4.1 This application for Listed Building Consent is to create an additional entrance to the school. The building is Grade II Listed, and is owned by the Council. The Council's scheme of delegation requires that where the Council is applying for works to a Listed Building that it owns, the application must be brought before Members.
- 4.2 The Council cannot determine applications for Listed Building Consent for works to buildings that it owns. 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.
- 4.3 The purpose of this report is to allow Members to recommend to the Secretary of State that the Council would be minded to grant Listed Building Consent, were it empowered to do so itself.
- 4.4 A concurrent planning application for the entrance gate has been granted planning permission (see relevant planning history below).

5. PROPOSAL AND LOCATION DETAILS

Proposal

- 5.1 Listed Building Consent for the erection of new entrance gate to an existing primary school. The proposed gate is to provide a new entrance to the school approximately 40m west from the existing access point.

Site and Surroundings

- 5.2 The application site is a nursery and primary school bounded to the north by Cordelia Street, to the east by Kerbey Street, to the south by Ricardo Street and to the west by Bygrove Street.
- 5.3 Whilst the nursery and primary school buildings front Cordelia Street, the main access to the Primary School is from Ricardo Street.
- 5.4 Given the school buildings are grade II listed, the boundary wall is listed by association and as such, works to the wall also require listed building consent.
- 5.5 The site is also located within the Lansbury Conservation Area.

Relevant Planning History

- 5.8 PA/09/02133 and PA/09/02134
Planning and listed building consent were granted on 27th May 2010 and 27th August 2010 respectively, for the internal and external alterations to the Nursery Building. This consent is in the process of being implemented.
- 5.9 PA/12/01993
Planning permission was granted on 10/09/2012 for the installation of a new school entrance gate on Ricardo Street formed within existing school perimeter metal fence and brick wall.
- 5.10 This is the concurrent planning application to which this listed building consent application relates.

6. POLICY FRAMEWORK

- 6.1 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:

6.2 Spatial Development Strategy for Greater London (London Plan 2011)

7.8 Heritage assets and archaeology

6.3 Core Strategy Development Plan Document (adopted 2010)

Policies: SP10 Creating distinct and durable places

6.4 Unitary Development Plan 1998 (as saved, 2007)

Policies: DEV1 Design requirements
DEV37 Listed Buildings

6.5 Managing Development DPD (Submission version 2012)

DM27 Heritage and the historic environment

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

Policies: DEV2 Character and Design
CON1 Listed Buildings

6.7 Government Planning Policy Guidance/Statements

NPPF National Planning Policy Framework

- 6.8 **Community Plan** The following Community Plan objectives relate to the application:

A better place for living well

7. CONSULTATION RESPONSE

- 7.1 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

7.2 No objections raised

8. LOCAL REPRESENTATION

8.1 A total of 66 neighbouring addresses were consulted by letter, a site notice was displayed and the application was advertised in the East End Life. One letter of representation has been received requesting clarification on the sites location and any loss of parking. *(Officer comment: A response has been sent advising the resident of the location and advising no loss of on street parking is proposed within this application. In addition, the resident has been advised that any loss in parking would be dealt with under the highways regulations)*

9.0 MATERIAL PLANNING CONSIDERATIONS

9.1 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.

9.2 The main issue for Members' to consider is whether the proposed works are appropriate in this respect.

Design and Impact on the Listed Building.

9.3 London Plan (2011) policy 7.8 requires development to identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate and requires development affecting heritage assets and their settings to conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

9.4 Adopted Core Strategy Policy SP10 seeks to protect and enhance the boroughs Heritage Assets.

9.5 Saved policy DEV37 of the Unitary Development Plan 1998 (UDP) states that proposals to alter listed buildings or structures will be expected to preserve the special architectural or historic interest of the building. In particular, it requires that alterations retain and repair original architectural features and that any works are undertaken with traditional materials. This is further reinforced by policy DM27 of the Managing Development DPD (submission version 2012) and Policy CON1 of the Interim Planning Guidance October 2007.

9.6 The existing wall consists of a low brick wall with galvanised metal fencing above. This part of the boundary is tapered into the site, creating a cobbled pavement area, which falls within the curtilage of the site yet outside of the boundary wall.

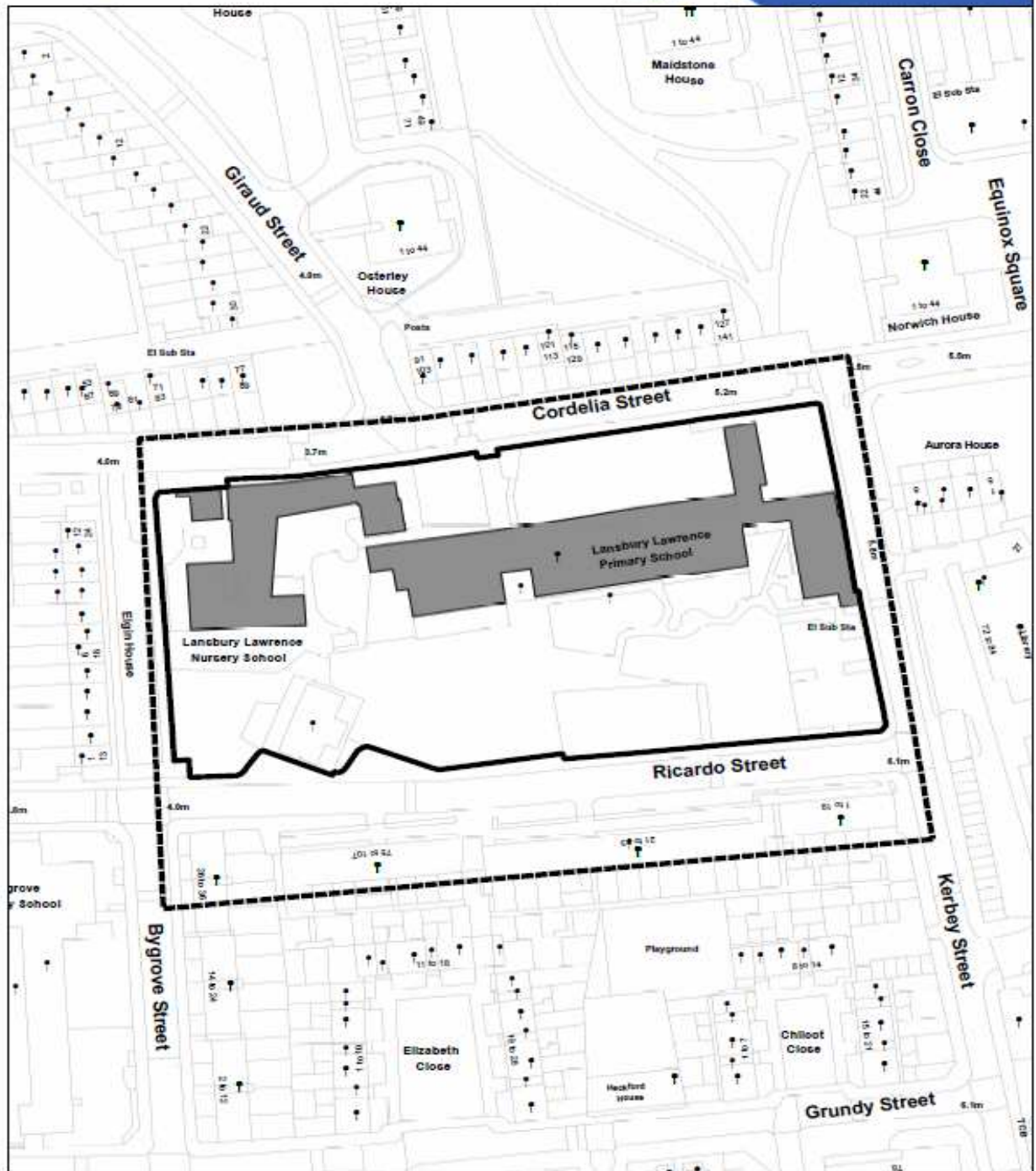
9.7 The proposed works will create an opening within this wall for new metal gates which match the appearance of existing gates along the boundary of the site. Above the proposed gate new metal mesh screen is proposed to maintain the uniform height of the railings.

- 9.8 A new metal pedestrian barrier is also proposed within the curtilage of the site for safety purposes.
- 9.9 The proposed works are consistent in terms of design and appearance and will preserve the setting of the Grade II listed primary school.
- 9.10 As such, the proposal accords with the aims of policy 7.8 of the London Plan (2011), policy SP10 of the adopted Core Strategy (2010), saved policy DEV37 of the adopted Tower Hamlets Unitary Development Plan (1998), and policy DM27 of the Managing Development Proposed Submission Version (2012), which seek to ensure works to Listed structures preserve features of special historic and architectural interest.

10.0 CONCLUSION.

- 10.1 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 PA/12/02468



	Planning Application Site Boundary		Locally Listed Buildings		Land Parcel Address
	Consultation Area		Statutory Listed Buildings		

0 15 m

 1:1,250

This Site Map displays the Planning Application Site Boundary and the neighbouring Occupiers / Owners who were consulted as part of the Planning Application process.
 © Crown copyright and database rights 2012 Ordnance Survey, London Borough of Tower Hamlets 100019288