

Committee: Development	Date: 16 th January 2013	Classification: Unrestricted	Agenda Item Number:
Report of: Corporate Director of Development and Renewal		Title: Town Planning Application	
Case Officer: Shahara Ali-Hempstead		Ref No: PA/12/02919	
		Ward: Bow West	

1. APPLICATION DETAILS

Location:	Phoenix School, 49 Bow Road, London, E3 2AD
Existing Use:	School
Proposal:	Application for listed building consent for revised condenser and ventilation equipment required following proposed changes to the proposed energy strategy.
Drawing Nos:	GA 000001D, GA 000002E, ELV 200030B, GA 200011C, GA 200012C, ELV 200130H, GA 200051H, GA 200100R, GA 200101R and SEC 200121E Design and Access Statement and Heritage Impact Assessment (Revised September 2012)
Applicant:	Bouygues UK on behalf of Pheonix School
Owner:	London Borough of Tower Hamlets
Historic Building:	Grade II* Listed.
Conservation Area:	No

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), the Managing Development: Development DPD (Submission Version 2012), associated Supplementary Planning Guidance, the London Plan and National Planning Policy Framework (2012) and has found that:
- 2.2 The proposed internal and external alterations are considered sympathetic in terms of design, scale and siting, as they relate satisfactorily to the listed school building. As such, the proposal would preserve the character, fabric and identity of the listed building and its heritage asset. This proposal therefore meets the requirements outlined in the National Planning Policy Framework (2012), Policy SP10 of the adopted Core Strategy (2010), saved Policy DEV37 of the Unitary Development Plan (1998), Policy CON1 of the Council's Interim Planning Guidance (2007) as well as Policy DM27 of the Managing Development DPD (Submission Version 2012).

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. Three year time period.
 2. The proposed works to be carried out in accordance with the approved materials and plans.

4. BACKGROUND

- 4.1 This application for Listed Building Consent is required for alternative details of condenser and ventilation equipment – linked to the school's revised Energy Strategy. As this Grade II* listed building is owned by the London Borough of Tower Hamlets, the terms of reference of the Development Committee 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 As Members may recall, back in September 2011, the Development Committee resolved to grant listed building consent for the following works under LBTH Ref PA/11/00400:

Internal remodelling and refurbishment of Grade II listed building, including removal of internal partitions and external works comprising of the installation of three air-conditioning units, an extract duct and two ventilation louvers..
- 4.3 This listed building consent and related planning permission (LBTH Ref PA/11/00918) were issued on the 31st October 2011 and 26th September 2011 respectively. An application for non-material amendments, pursuant to the 26th September 2011 planning permission (basically the works identified by this revised application for listed building consent) were approved on 17th December 2012 (LBTH Ref PA/12/02915). There is no such provision for non-material amendments in relation to works to listed buildings and therefore, the applicant has been obliged to apply for a further listed building consent to cover these amendments.
- 4.4 As Members will recall, the Council cannot determine applications for Listed Building Consent for works to buildings that it owns. Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 requires that such applications are referred to the Secretary of State, together with any representations received following statutory publicity.
- 4.5 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.

5. PROPOSAL AND LOCATION DETAILS

Proposal

- 5.2 The previous listed building consent (LBTH Ref PA/11/00400) approved the positioning of three condenser units and the current proposals seek the removal of one of these units. The previous consent also involved the installation of two ventilation louvers. The revised submission proposes only one louver (consisting of two side by side recovery units with the opening measuring 562mm by 375 mm).

Site and Surroundings

- 5.4 Phoenix School is located at the northern end of Bow Road, adjacent to Bow Road Station. The site itself is fairly concealed by properties from Alfred Street to the east and Harley Grove to the west.
- 5.5 The school was constructed in 1952 and was listed in 1993. The listing relates to the main spine plan running north-south with a series of linked two storey pavilions to the east and west, forming open courtyards. A new extension was constructed in the late 1990's which enclosed the courtyards.
- 5.6 The school consists of a concrete frame with stock brick infill and low pitched copper roofs, with large windows and painted metal frames. The western, southern and part of the eastern curtilage of the site forms the boundary of the Tredegar Square conservation area. The site itself is not located within the conservation area.
- 5.6 The site is bounded by Byas House a two storey residential building to the north accessed from Benworth Street, Electric House, Marina Court and no's 15 to 29 Alfred Street to the east, no's 8 to 15 Harley Grove to the west and 51 to 52 Lemon Tree House, Bow Road to the south.

6. PLANNING HISTORY

- 6.1 The site has an extensive planning history, with the earliest application in 1971. Of these applications the following are the most relevant.
- 6.2 Under planning references BW/95/0001 and BW/95/0002 planning permission and listed building consent was granted on 5th April 1995 for the erection of single storey extension with covered walkway to provide classrooms and ancillary support facilities to school.
- 6.3 The implementation of the above extension enclosed the courtyards and forms the location of the current proposals.
- 6.4 PA/09/01999 - Planning permission was granted on 27th November 2009 for replacement of existing roofed structure by the erection of a pavilion to provide new teaching space, play and storage areas, including library facilities within the School's courtyard.
- 6.5 PA/09/02000 - Listed Building Consent was granted on 1st February 2010 for erection of a pavilion detached from main school building to provide new teaching space, play and storage areas plus library facility.
- 6.6 PA/10/01962 - Planning Permission was granted on 22nd November 2010 for erection of three structures (including canopy, greenhouse and conservatory) and formation of a new external access into an existing teaching room. The proposed canopy and greenhouse are free standing structures detached from the Listed building, while the proposed conservatory and new external access will require minor alterations to the listed fabric.
- 6.7 PA/10/02291 - Planning permission was granted on 19th January 2011 for erection of a new school building up to five storeys in height (including a basement level) and associated works.
- 6.8 PA/10/01963 - Listed Building Consent was granted on 11 March 2011 for alterations

in connection with erection of two structures (canopy and greenhouse) and formation of a new external access into existing teaching room.

- 6.9 PA/11/00400- Listed Building Consent was granted on 31st October 2011 for internal remodelling and refurbishment of Grade II listed building, including removal of internal partitions. External works comprising of the installation of three air-conditioning units, an extract duct and two ventilation louvers. Planning permission for these works was granted on 26th September 2011 under LBTH Ref PA/11/00918. The proposed amendments the subject of this current application for listed building consent were treated as non-material on the 17th December 2012 under LBTH Ref PA/12/02915.

7. RELEVANT POLICIES

Government Planning Policy

- 7.1 National Planning Policy Framework (2012) - Chapter 12 'Conserving and enhancing the historic environment'

London Plan Spatial Development Strategy for Greater London (2011)

- 7.2 Policy: 6.13 Parking
 7.8 Heritage assets and archaeology

Adopted Core Strategy (2010)

- 7.3 Policies: SP07 Improving education and skills
 SP09 Creating attractive and safe streets and spaces
 SP10 Creating distinct and durable places

Unitary Development Plan (UDP 1998)(as saved September 2007)

- 7.4 Policy: DEV37 Alterations to listed buildings to preserve special architectural or historic interest of the building, repair original features and replace missing items, traditional materials

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

- 7.5 Policy: CON 1 Listed Buildings - criteria for consent
 DEV17 Transport Assessments
 DEV18 Travel Plans
 DEV19 Parking for Motor Vehicles

Managing Development: Development Plan Document (submission version 2012)

- 7.6 Policy: DM27 Heritage and the historic environment
 DM22 Parking

8. CONSULTATION RESPONSE

- 8.1 The views of the Directorate of Development and Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

- 8.2 English Heritage has been consulted on this application but at the time of drafting this report, no comments had been received. Any comments received prior to the Development Committee will be presented in the form of an update report.

9. LOCAL REPRESENTATION

- 9.1 A total of 86 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:

No of individual responses: 0	Objecting: 0	Supporting: 0	Comment: -
No of petitions received:	Objection: 0	Support: 0	

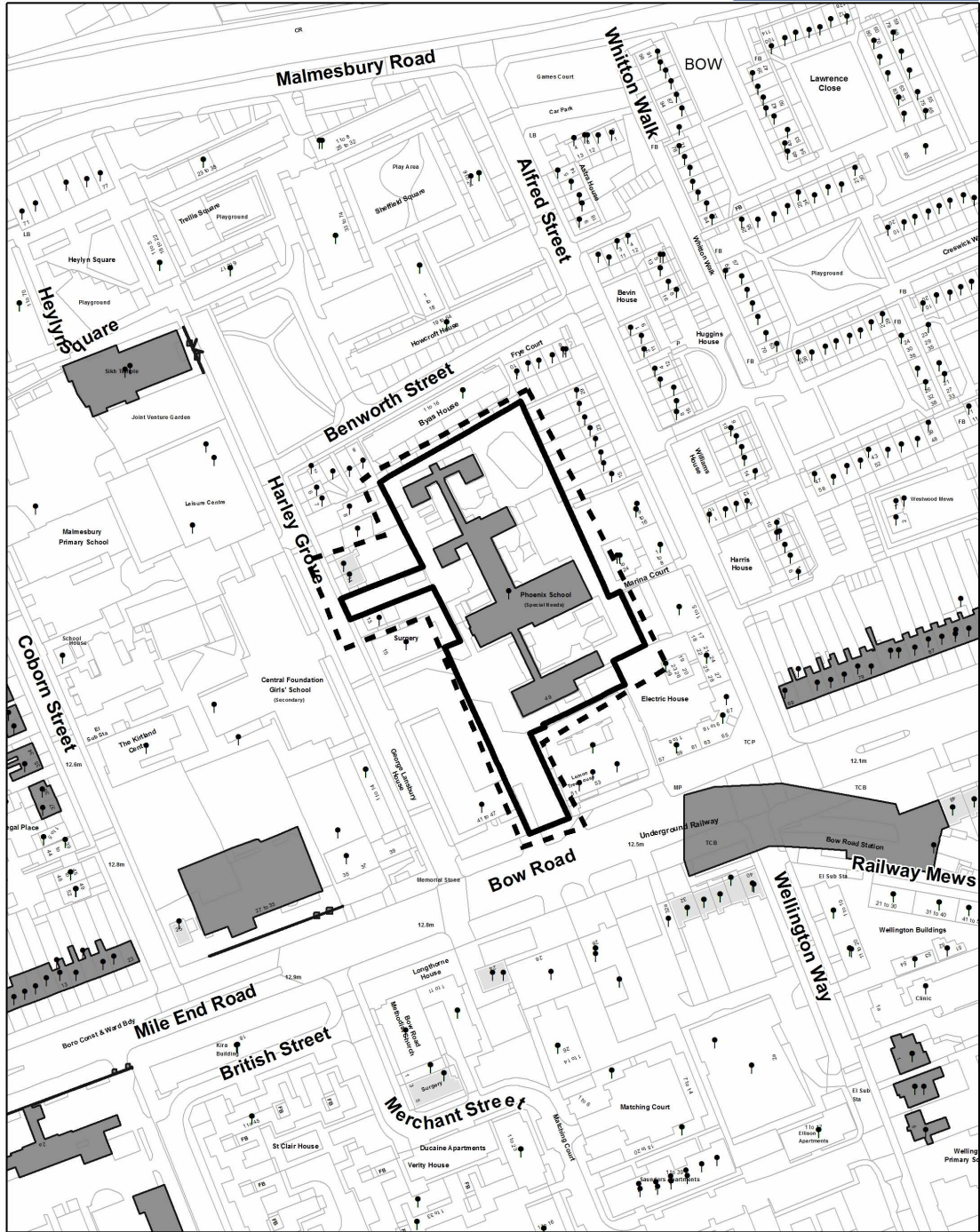
10.0 MATERIAL PLANNING CONSIDERATIONS

- 10.1 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.
- 10.2 The alterations the subject of this further application for listed building consent would be minor and if anything, the works would be even more minor than the previous submission and will have an even more limited impact on the listed school building. The proposals would be simpler in design and scale compared to what was previously approved and as a consequence, there should be no adverse impact on the listed school buildings.

11 Conclusions

- 11.0 All other relevant policies and considerations have been taken into account and 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 15 m
 1:1,963

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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