

Committee: Development	Date: 13 th February 2013	Classification: Unrestricted	Agenda Item:
Report of: Corporate Director of Development and Renewal		Title: Listed Building Application	
Case Officer: Alison Hoskin		Ref No: PA/12/02618	
		Ward: Bromley by Bow	

1.0 APPLICATION DETAILS

- 1.1 **Location:** Bromley Public Hall, Bow Road, London, E3 AA
- Existing Use:** Bromley Public Hall (Offices B1)
- Proposal:** Installation of two (2) black contrasting colour nosings (anti-slip) to external concrete stairs and installation of two (2) handrails to external walls above concrete stairs at the front entrance of Bromley Public Hall
- Documents:**
- § Document entitled 'Design and Access Statement' dated 25th January 2013
 - § Written correspondence dated 19th September 2012 and 26th October 2012
- Drawing Nos:**
- § Site Location Plan
 - § Site Plan
 - § Annotated photo images entitled 'Bromley Public Hall- Front Entrance' and 'Bromley Public Hall- External Works to address Health& Safety Issues'
 - § Detailed specification drawing of hand rails
- Applicant:** London Borough of Tower Hamlets, Bromley Public Hall
- Owner:** LBTH
- Historic Building:** Grade II Listed
- Conservation Area:** Not Applicable

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 Borough of Tower Hamlets Unitary Development Plan, the adopted Core Strategy Development: Development Plan Document 2025, the Managing Development: Development Plan Document (submission version 2012 with modifications), 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 works are required to contribute to the safety for users of Bromley

Public Hall and will not result in a detrimental impact to the long-term preservation or heritage significance 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 DPD (submission version 2012 with modifications) which seek to ensure works to Listed structures preserve features of special historic and architectural interest.

3.0 RECOMMENDATION

3.1 That the Committee resolve to refer the application to the National Casework Unit with the recommendation that the Council would be minded to grant Listed Building Consent subject to conditions as set out below.

- 3.2
1. Time Limit.
 2. Completion in accordance with approved drawings.
 3. All materials/ finishes to match existing unless specified on submitted drawings.

4.0 BACKGROUND

4.1 This application for Listed Building Consent is required for proposed works to Bromley Public Hall in order to respond to Health and Safety requirements. The submitted application documentation notes that the application is made in response to an incident at the front entrance steps to Bromley Public Hall, which highlighted a lack of suitable hand rails to the walls and lack of anti-slip provision for two worn concrete stairs at the front entrance to Bromley Public Hall. 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.

5.0 PROPOSAL AND LOCATION DETAILS

Proposal

5.1 Listed Building Consent for installation of two (2) black contrasting colour nosings (anti-slip) to external concrete stairs and installation of two (2) handrails to external walls above concrete stairs at the front entrance of Bromley Public Hall, fronting Bow Road.

Site and Surroundings

5.2 Bromley Public Hall is a Grade II Listed building of the 19th Century and is located on the southern side of Bow Road. The building comprises two storeys of built form and is currently occupied by administrative offices linked to the Registrars services.

- 5.3 The application site is bounded by Bow Road to the north, a Public House to the west, Rainhill Way and St Agnes Primary School to the south and predominantly commercial and residential uses to the east.
- 5.4 The application site is not situated within a conservation area.

Relevant Planning History

- 5.5 PA/02/01508
Planning Permission Granted on 11 July 2003 for “erection of a ground floor single storey side extension to form a new entrance, new gates and rear fire escape staircase and associated works”

PA/02/01509
Listed Building Consent granted by the Government Office for London on 8 May 2003 for “External and internal alterations to the building including the erection of a ground floor single storey side extension to form a new entrance, new staircases, gates, a reception area accessible toilet and partitions”

PA/09/00221
Planning Permission granted on 7 April 2009 for “alterations to the building to provide a handrail at the front entrance plus alterations to the side entrance to provide glazed panels to the lower section of the entrance door”

PA/09/00222
Listed Building Consent granted by the Government Office For London on 9 July 2009 for “proposed internal and external alterations to the front and side entrances and at basement level to improve the accessibility within the listed building”

PA/09/01334
Withdrawn (invalid) application on 28/07/2009 for “Alterations to doors, gates, steps etc. at three entrances to improve access to the building”

PA/09/01335
Withdrawn (invalid) Listed Building Consent on 28/07/2009 for “External alterations to front and side entrances including glass panels in doors; new handrails; hazard surfaces and contrast nosing on steps; warning signal equipment; self closers and gate securing hooks and bolts. Internal works to first floor wheelchair accessible WC including grab rails; shelves; light fittings and signage”

PA/10/00615, PA/10/00819, PA/10/01263, PA/10/01689
Submission of details under various conditions of Listed Building Consent PA/09/00222

PA/11/00341
Listed Building Consent was granted on 31/08/2011 for “installation of new internal timber stairs from 1st floor to 2nd floor and associated works; partial removal of existing partitions and floor”

PA/12/00787
Listed Building Consent was granted on 27/09/2012 for “works to 5 no. ground floor 4 panelled doors consisting of the removal of the top two timber panels and replacement with two glazed toughened glass panels (with bevelled edges) in order to improve visibility and the security to the main office”

In addition to these applications, the earliest applications on the site are from 1950 and there have been a number of planning and listed building applications since that time, with those within the past 10 years listed above.

6.0 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) (London Plan)

Policies: 7.8 Heritage assets and archaeology

6.3 Core Strategy Development Plan Document (adopted 2010) (CS)

Policies: SP10 Creating distinct and durable places

6.4 Unitary Development Plan 1998 (as saved, 2007) (UDP)

Policies: DEV1 Design Requirements
DEV37 Alterations to Listed Buildings

6.5 Managing Development DPD (Submission version 2012 with modifications) (MD DPD)

Policies: DM24 Place Sensitive Design
DM27 Heritage and Historic Environment

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

Policies: DEV2 Character and Design
CON1 Listed Building

6.7 Government Planning Policy Framework

Policies: NPPF 2012 National Planning Policy Framework (NPPF)

6.8 Community Plan

The following Community Plan objectives relate to the application:

A Great Place To Live
A Healthy and Supportive Community
A Safe and Cohesive Community

7.0 CONSULTATION RESPONSE

English Heritage

7.1 No objection was raised by English Heritage. The Comments received state that English Heritage recommends that “the application should be determined in accordance with national and local policy guidance and on the basis of your

specialist conservation advice.” Authorisation is provided by English Heritage to determine the Listed Building Consent as considered appropriate.

LBTH Development Design and Conservation

- 7.2 No objection was raised by LBTH Development Design and Conservation officers.

8.0 LOCAL REPRESENTATION

- 8.1 A total of 37 neighbouring addresses were consulted by letter, a site notice was posted and the application was published in the East End Life. No letters of representation have been received in support or objection to the proposal.

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 to be considered by the Committee in the determination of this application is the effect of the proposal on the special character of the listed building and its setting.

Land Use

- 9.3 The application building is a Council’s Registrations office. The existing use of the site is not affected and therefore no land use implications will arise from the proposal.

Design

- 9.4 London Plan 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.
- 9.5 Adopted CS policy SP10 seeks to protect and enhance the boroughs Heritage Assets. Saved policy DEV37 of the UDP states that proposals to alter a listed building or structures will be expected to preserve the special architectural or historic interest of the building. Specifically, alterations are required to retain and repair original architectural features and that any works are undertaken with traditional materials. This is further reinforced by policy DM 27 of the MD DPD and Policy CON1 of the IPG.
- 9.6 The application proposal seeks to address health and safety concerns relating to the visibility and accessibility of the front entrance stairs to the Bromley Public Hall by installing two (2) black contrasting colour nosings (anti-slip) and two (2) handrails at the front entrance stair way of Bromley Public Hall. The stairs relating to this application are located at the front entrance of Bromley Public Hall and are required to ensure that public can safely access the hall from its primary entrance off Bow Road.
- 9.7 The materials to be used, being black anti-slip nosings on the stairs and black hand rails on the entrance wall, are considered to be appropriate and relatively

unobtrusive to the front entrance of the building in terms of size, location and colouring. The black colouring of the handrails are considered to respond to the black colouring of the existing fence and gates located at the front of the site. On balance, when considering the necessity to provide a safe environment for users entering and exiting the public hall, it is considered that the proposed works are acceptable in this instance.

- 9.8 The submitted drawings indicate that the back anti-slip nosing will be attached directly onto the edge of the two stairs and black hand rails will be attached to the existing wall framing each side of the entrance. Details have been provided on notated colour photo images, along with detailed specifications of the hand rails. Officers are satisfied that the proposed minor works are considered appropriate in this context.
- 9.9 Overall, the proposed works contribute to the safety and access to the front entrance of the building. The proposed works are considered to preserve the overall 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 policy SP10 of the adopted CS, saved policy DEV37 of the UDP, policy CON1 of the IPG, and policy DM27 of the MD DPD, which seek to ensure works to Listed structures preserve features of special historic and architectural interest.

Amenity

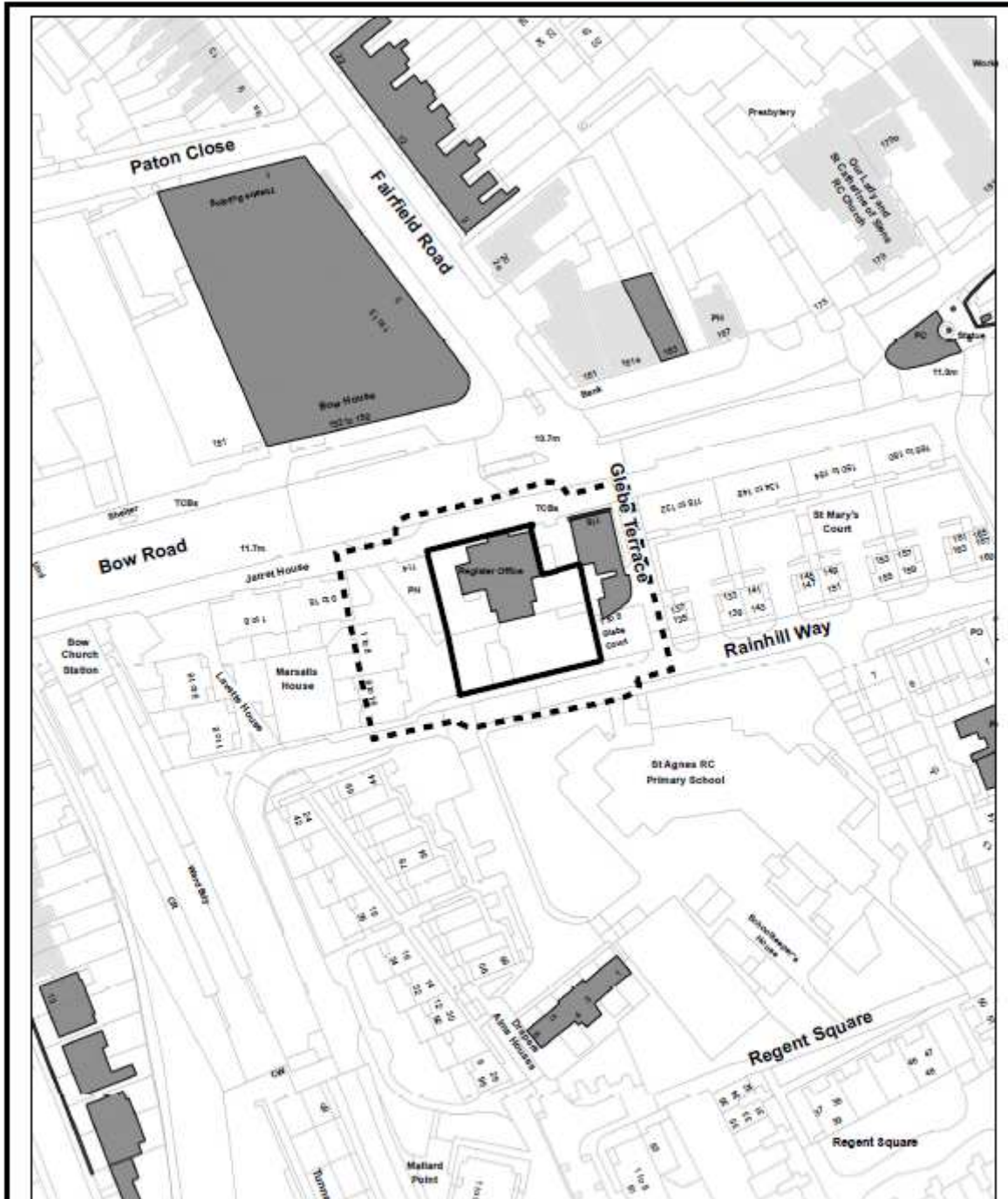
- 9.10 The application is for works to a listed building fronting Bow Road and, due to the small scale nature of the proposed works, the alterations will have no undue detrimental impacts on the amenity of surrounding residents.
- 9.11 The proposal will improve the amenity for users of the building by improving the safety of the main entrance access to the site.

Transport and Highways


- 9.12 The application has no highway implications.

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 Boundary

 Locally Listed Buildings

 Consultation Area

 Statutory Listed Buildings



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.

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