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| 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: Nasser Farooq | | Ref No: PA/12/03099 | |
| | | Ward: Mile End and Globe Town | |

1.0 APPLICATION DETAILS

- 1.1 **Location:** Block E, Professional Development Centre, English Street, London, E3 4TA
- Existing Use:** The Professional Development Centre (PDC) which provides a base for school-focused activities and training for teachers and managers/under conversion to a primary/ secondary school
- Proposal:** Repair and refurbishment of redundant and derelict toilet block into external playground store including a new roof.
- Documents:** Document entitled 'Design and Access Statement Heritage statement Impact Statement dated November 2012
- Drawing Nos:** BON-CAM-GA-001 A and BON-CAM-DET-2030
- Applicant:** Tower Hamlets- Children, School and Families Directorate.
- Owner:** LBTH
- Historic Building:** Grade II Listed.
- Conservation Area:** Ropery Street 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, 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 contribute to the long-term preservation of the building within the setting of the Grade II listed school buildings by the various repair and replacement works. 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.

RECOMMENDATION

3. 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.
 - 3.1
 1. Time Limit.
 2. Completion 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 required for proposed works to the Professional Development Centre (PDC) as part of its reversion back to a 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 There is also a concurrent planning application for the refurbishment works (PA/12/03098). This application can be determined by the Council under its scheme of delegation.

5. PROPOSAL AND LOCATION DETAILS

Proposal

- 5.1 Listed Building Consent for the repair and refurbishment of redundant and derelict toilet block into external playground store including a new roof.

Site and Surroundings

- 5.2 The application site is a former public elementary school site consisting of two large school buildings (Blocks A and B) and three smaller single storey outbuildings (Blocks C,D and E)
- 5.3 Both the main buildings are grade II listed with the rest of the buildings listed by association. Block E is a redundant toilet block located on the western side of the school in close proximity of Block B.

- 5.4 English Street running perpendicular to the northern boundary of the site provides the main access to the PDC although other access gates exist to the southern boundary of the site at Ropery Street.
- 5.5 The site is also located within the Ropery Street Conservation Area which was designated in 1987. The Conservation Areas main characteristic is the uniform group of terraces, dating back to the mid-late 19th century.
- 5.6 Residential properties are located to the north, south and west of the site. Tower Hamlets Cemetery is located to the east of the site across Southern Grove Road.

Relevant Planning History

- 5.7 PA/12/03098

This is the associated full planning application. A decision is expected to be made on or before 6th February 2013.

- 5.8 PA/12/01671 and PA/12/01672

Planning and listed building consents granted on 4th September and 9th September 2012 respectively for the refurbishment, repair and alteration of existing buildings together with the provision of external canopies in order to provide new primary school & nursery facilities to create an annex site for Bonner Primary School.

- 5.9 In addition to these applications, the earliest applications on the site are from 1991 and there have been a number of planning and listed building applications since 2000. However, these were for relatively minor works which are not relevant to the current proposals.

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) (London Plan)**

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 Listed Buildings

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

DM27 Heritage and the historic environment

- 6.6 **Interim Planning Guidance for the purposes of Development Control (October**

2007) (IPG)

Policies: DEV2 Character and Design
 CON1 Listed Buildings

6.7 **Government Planning Policy Framework**

NPPF National Planning Policy Framework 2012 (NPPF)

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 English Heritage have considered the information received and do not wish to offer any comments on this occasion.

7.3 *Officer comment: This has been noted.*

8. **LOCAL REPRESENTATION**

8.1 A total of 17 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 proposals.

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 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 CS Policy SP10 seeks to protect and enhance the boroughs Heritage Assets.

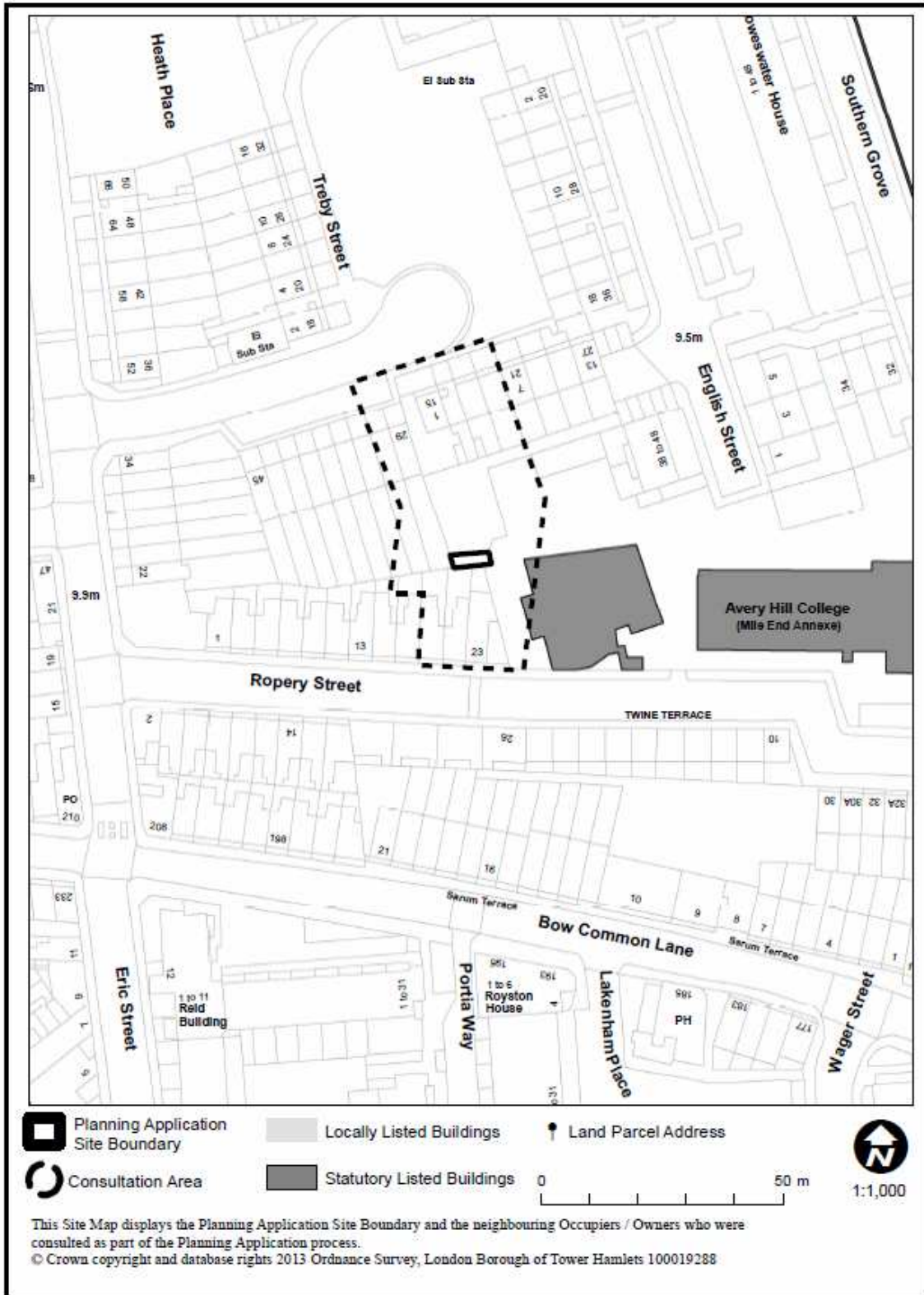
9.5 Saved policy DEV37 of the UDP states that proposals to alter listed buildings or structures will be expected to preserve the special architectural or historic interest of

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 MD DPD and Policy CON1 of the IPG.

- 9.6 The applicant is seeking to repair and refurbish a redundant toilet block located in the playground area of the Professional Development Centre. The block is to be used for storage purposes.
- 9.7 The materials to be used in the roof are timber and felt which are set on top of the existing wall. Whilst slate is considered more sympathetic to the building than the proposed materials, when considering the size and location of the structure, along with the fact that it is currently redundant and derelict, it is considered that timber and felt is acceptable in this instance.
- 9.8 The submitted drawings indicate that a new lockable timber gate and frame is to be fitted within the existing opening. Whilst the elevation of this is not shown, officers are satisfied that a timber door is considered appropriate in this context.
- 9.9 Overall, the proposed works contribute to the re-use of the block as part of the reversion of the buildings on site back to their former school use. The proposed refurbishment and new roof is considered to preserve the special character and appearance of the adjoining Grade II Listed Buildings. 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, and policy DM27 of the MD DPD, 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.



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| | Planning Application Site Boundary | | Locally Listed Buildings | | Land Parcel Address | |
| | Consultation Area | | Statutory Listed Buildings | 0 50 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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