

Committee: Development	Date: 13 th March 2013	Classification: Unrestricted	Agenda Item 8.1
Report of: Corporate Director of Development and Renewal		Title: Town Planning Application	
Case Officer: Shahara Ali-Hempstead		Ref No: PA/12/02410	
		Ward: Bethnal Green South	

1. APPLICATION DETAILS

- Location:** Trinity Centre, Key Close, London, E1 4HG
- Existing Use:** Community use (former chapel)
- Proposal:** Application for listed building consent to carry out repairs to roof, roof access and bell tower to prevent water ingress to internal ceilings.
- Drawing Nos:** Site location plan, letter dated 6th September 2012 from S & D Contracting Services Ltd, photographs of Trinity Hall (undated and unnumbered).
- Applicant:** S & D Contracting Services Ltd
- Owner:** London Borough of Tower Hamlets
- Historic Building:** Grade I Listed.
- Conservation Area:** Stepney Green

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 with post EiP Modifications), associated Supplementary Planning Guidance, the London Plan and National Planning Policy Framework (2012) and has found that:
- 2.2 The proposed external alterations are considered sympathetic in terms of design, scale and siting, as they relate satisfactorily to the listed 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 Policies DEV1 and DEV37 of the Unitary Development Plan (1998), Policies DEV2 and CON1 of the Council's Interim Planning Guidance (2007) as well as Policies DM24 and DM27 of the Managing Development DPD (Submission Version 2012 with post EiP Modifications).

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. Full details of lead flashing to base of bell tower.

4. BACKGROUND

- 4.1 This application for Listed Building Consent proposes to carry out repairs to the roof, roof access and bell tower to prevent water ingress to the internal ceilings. As this Grade I 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 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.
- 4.3 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. PROPOSAL AND LOCATION DETAILS

Proposal

- 5.1 To carry out repairs to roof, roof access and bell tower consisting of:
 - Replacement of timber door and timbers supporting sides of the bell tower.
 - Existing lead roof covering to the roof area will be removed and replaced.

Site and Surroundings

- 5.2 The Trinity Centre, a former Chapel, is located within Trinity Green and forms part of the Almshouses development constructed between 1693 and 1697 for the "Corporation of Elder Brethren of Trinity House" to house retired and incapacitated mariners.
- 5.3 The site is located on the northern side of Mile End Road. The site itself is fairly concealed by properties, with Key Close properties to the west and Vawdery Close properties to the east. Open green space lies to the north and Trinity Green to the south.
- 5.4 The former chapel and almshouses are Grade I Listed; the former chapel is 2 storeys in height with a bell tower facing Trinity Green. The chapel has distinctive architectural features such as modillioned cornice and pediment. The main entrance of the chapel is from Trinity Green via a flight of stone steps curving outwards with iron balustrade. The chapel was extensively damaged by bombing in 1941 with the interior and roof completely destroyed, with restoration taking place in the 1950's and 1960's. The rear

of the chapel is a later addition in brick.

- 5.5 The northern, eastern and western curtilage of the site forms the boundary of the Stepney Green Conservation Area. The surrounding area is primarily residential in character with commercial uses along Mile End Road.

6. PLANNING HISTORY

- 6.1 PA/00/01692 - Listed Building Consent was granted on 23rd march 2001 erection of a sign above the doorway facing the car park.

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 Policies:
- | | |
|-----|---------------------------------|
| 7.4 | Local Character |
| 7.6 | Architecture |
| 7.8 | Heritage assets and archaeology |

Adopted Core Strategy (2010)

- 7.3 Policies:
- | | |
|------|---|
| 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 Policies:
- | | |
|-------|---------------------------------|
| DEV1 | Design |
| DEV2 | Amenity |
| DEV37 | Alterations to listed buildings |

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

- 7.5 Policies:
- | | |
|-------|----------------------|
| CON 1 | Listed Buildings |
| DEV1 | Amenity |
| DEV2 | Character and Design |

Managing Development: Development Plan Document (submission version 2012 with post EIP Modifications)

- 7.6 Policies:
- | | |
|------|---------------------------------------|
| DM24 | Place Sensitive Design |
| DM25 | Amenity |
| DM27 | Heritage and the historic environment |

8. CONSULTATION RESPONSE

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

English Heritage

- 8.2 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

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

9. LOCAL REPRESENTATION

- 9.1 A total of 13 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. No letters of representation have been received.

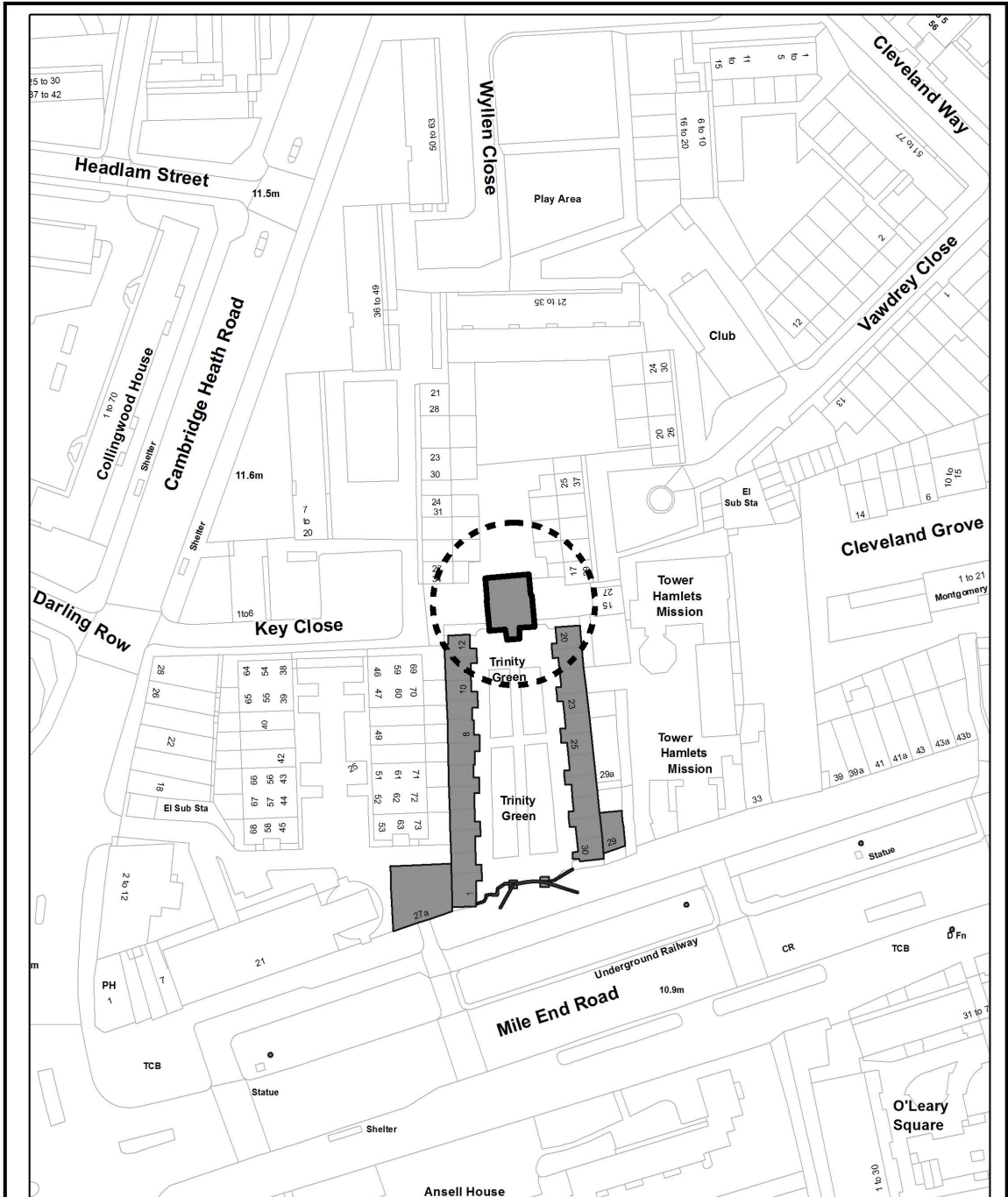
10.0 MATERIAL PLANNING CONSIDERATIONS

- 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 application proposal seeks to address the on-going problems of water ingress by carrying out repair works to the roof and bell tower.
- 10.3 The works will comprise of repairs to the bell tower which include the replacement of existing doors and support beams with a timber door and timber supporting sides of the bell tower. The existing lead roof covering to the roof area would be removed and replaced with lead covering and lead flashing.
- 10.4 In terms of the impact of the listed building, the existing building is in much need of repair works due to weather damage. The works would not result in a detrimental impact on the heritage asset and the buildings internal and external structure would be retained. The Borough’s Conservation Officer has concluded that on balance the works are acceptable as the proposed works preserve the architectural merit of the existing building.
- 10.5 In conclusion, the proposed repair works are considered sympathetic in terms of design, scale and siting, as they relate satisfactorily to the listed building. As such, the proposal would preserve the character, fabric and identity of the listed building. This proposal therefore meets the requirements outlined in the National Planning Policy Framework (2012), Policy SP10 of the adopted Core Strategy (2010), saved Policies DEV1 and DEV37 of the Unitary Development Plan (1998), Policies DEV2 and CON1 of the Council's Interim Planning Guidance (2007) as well as Policies DM24 and DM27 of the Managing Development DPD (Submission Version 2012 with post EiP Modifications).

11.0 Conclusions

- 11.1 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 PA/12/02410



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.

© Crown copyright and database rights 2013 Ordnance Survey, London Borough of Tower Hamlets 100019288