

<b>Committee:</b> Development	<b>Date:</b> 15 <sup>th</sup> May 2013	<b>Classification:</b> Unrestricted	<b>Agenda Item</b> <b>Number: 8</b>
<b>Report of:</b> Corporate Director of Development and Renewal		<b>Title:</b> Town Planning Application	
<b>Case Officer:</b> Shahara Ali-Hempstead		<b>Ref No:</b> PA/13/00718	
		<b>Ward:</b> Bethnal Green South	

## 1. APPLICATION DETAILS

<b>Location:</b>	Trinity Centre, Key Close, London, E1 4HG
<b>Existing Use:</b>	Community use (former chapel)
<b>Proposal:</b>	Application for listed building consent for the installation of internal steel security bars to the ground floor front elevation windows.
<b>Drawing Nos:</b>	Site location plan, plan showing location of windows, letter dated 20 <sup>th</sup> March 2013 from S & D Contracting Services Ltd, drawing showing: details, front elevation, side view of front window with method of fixing, photograph of window (undated and unnumbered).
<b>Applicant:</b>	S & D Contracting Services Ltd
<b>Owner:</b>	London Borough of Tower Hamlets
<b>Historic Building:</b>	Grade I Listed.
<b>Conservation Area:</b>	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), the Managing Development Document (adopted April 2013), associated Supplementary Planning Guidance, the London Plan and National Planning Policy Framework (2012) and has found that:
- 2.2 The proposed internal alterations are considered sympathetic in terms of design, scale and material, 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) and Policies DM24 and DM27 of the Managing Development Document (adopted April 2013).

### RECOMMENDATION

3. That the Committee resolve to refer the application to the Government Office for Communities and Local Government with the recommendation that the Council would be minded to grant Listed Building Consent subject to conditions as set out below.
- 3.1 1. The works hereby granted consent shall be begun before the expiration of three

years from the date of this consent.

Reason: As required by Section 18 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 to avoid the accumulation of Listed Building Consents.

2. All new internal works and finishes and works of making good shall match the existing original work adjacent in respect of materials used, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved or as required by any condition(s) attached to this consent.

Reason: To ensure that the special architectural or historic interest of this building is safeguarded in accordance with the requirements of Tower Hamlets Core Strategy policy SP10.

#### **4. BACKGROUND**

- 4.1 This application for Listed Building Consent proposes to the installation of internal steel security bars to the ground floor south elevation windows. 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 Installation of internal steel security bars to the ground floor south elevation windows.

##### **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 23<sup>rd</sup> march 2001 erection of a sign above the doorway facing the car park.

PA/12/02410

Application for listed building consent to carry out repairs to roof, roof access and bell tower to prevent water ingress to internal ceilings. Decision pending (application referred to Government Office for Communities and Local Government)

## **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

### **Managing Development Document (adopted April 2013)**

- 7.4 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 break-ins and vandalism, resulting in damaged caused to the existing lead windows.

10.3 The works will comprise of the installation of steel security bars behind the existing lead windows at ground floor level south elevation.

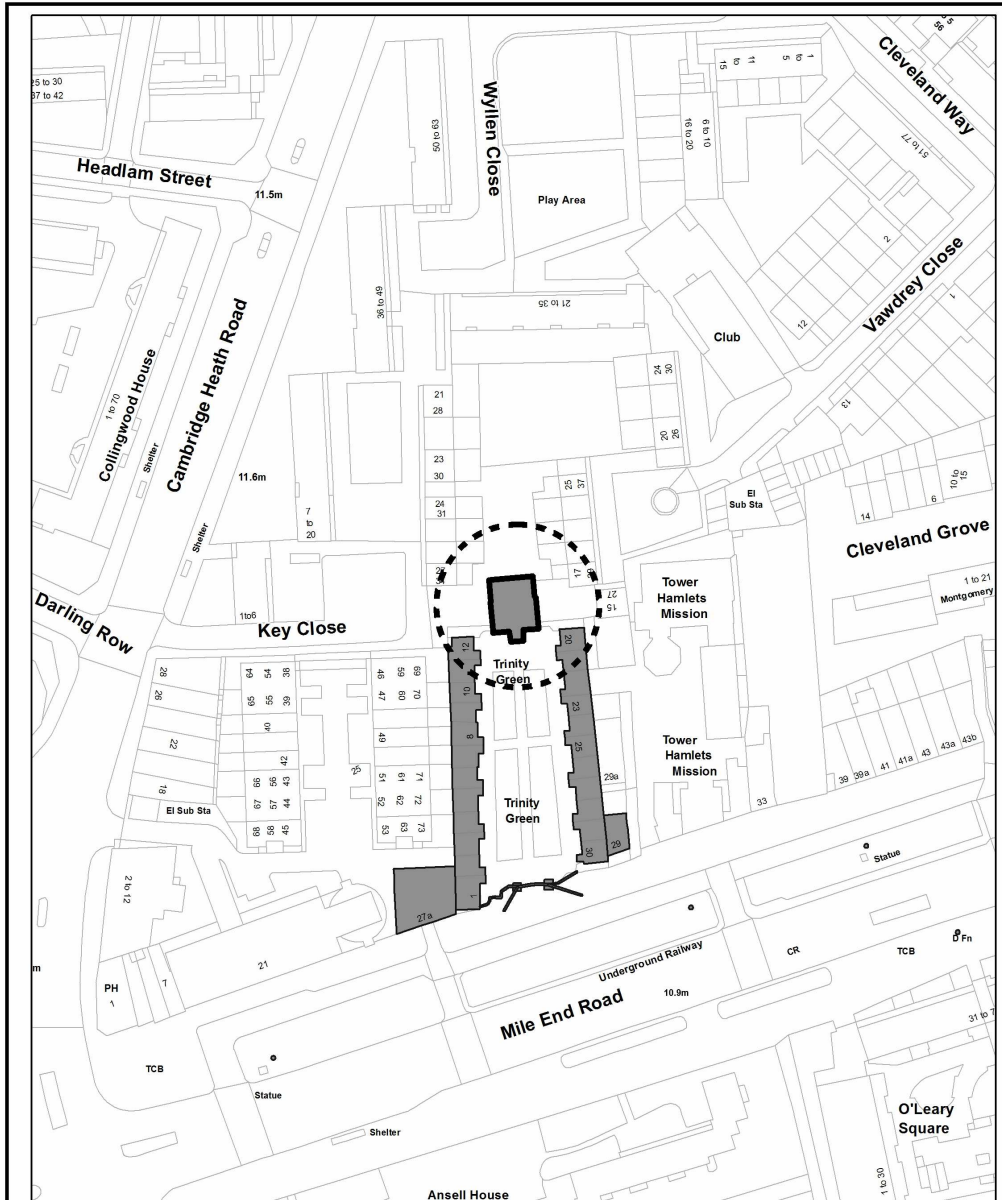
10.4 Six individual security bars will be installed to the two windows at ground floor level, the bars will be internally installed only and will be the full height of the window casements, the vertical bars will be painted white to minimise the visual impact externally. These works are reversible and thus will retain the historic elements of the listed building while addressing the security concerns.

10.5 In conclusion, the proposed installation of steel security bars behind the existing lead windows at ground floor level south elevation 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) and Policies DM24 and policy DM27 of the Managing Development Document (adopted April 2013). 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.

## **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



	Planning Application Site Boundary		Locally Listed Buildings	0  50 m	
	Consultation Area		Statutory Listed Buildings		

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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