

Committee: Development	Date: 9 October 2013	Classification: Unrestricted	Agenda Item Number: 8.1
Report of: Corporate Director of Development and Renewal		Title: Application for Listed Building Consent	
Case Officer: Kamlesh Harris		Ref No: PA/13/01441	
		Ward: East India and Lansbury	

1 APPLICATION DETAILS

Location:	Poplar Baths, 170 East India Dock Road, London E14 0EH
Existing Use:	Vacant – former community training centre and public baths
Proposal:	Internal and external alterations and refurbishment to Poplar Baths building including demolition of chimney and associated ancillary works to facilitate re-opening of baths as leisure centre and swimming pools.
Drawings and documents	<p>List of plans:</p> <p>100_N_00_REV_A, 100_N_01_REV_A, 100_N_02_REV_A, 100_N_03_REV_A, 100_N_04_REV_A, 100_N_05_REV_A, 100_N_61_REV_A, 100_N_62_REV_A, 100_N_63_REV_A, 100_N_64_REV_A, 100/A/00 REV_T, 100/A/01 REV_Q, 100/A/02 REV_P, 100/A/03 REV_J, 100/A/04 REV_J, 100/A/05 REV_G, 100/A/41 REV_E, 100/A/42 REV_E, 100/A/43 REV_D, 100/A/44 REV_F, 100/A/45 REV_B, 100/A/61 REV_G, 100/A/62 REV_G, 100/A/63 REV_G, 100/A/64 REV_E, 200/A/01 REV_D & POP&PBR-500/A/01 Rev_A</p> <p>Documents:</p> <ul style="list-style-type: none"> • Conservation Management Plan 1 (CMP1); • Conservation Management Plan 2 (CMP2); • Conservation Management Plan Gazetteer; • Heritage Meetings Notes; • Design & Access Statement (DAS) with planning application; • Drawings and Plans (see attached schedule 1) with planning application; • Heritage Statements (respectively for the refurbishment and new residential scheme); • Planning Performance Agreement (PPA) with planning application.
Applicant:	Guildmore Ltd and London Borough of Tower Hamlets
Owner:	London Borough of Tower Hamlets

Historic Building: Grade II Listed

Conservation Area: Not applicable

2 EXECUTIVE SUMMARY

- 2.1 This report deals with an application for listed building consent for internal and external alteration works to Poplar Baths, a Grade II Listed building owned by the borough.
- 2.2 The Poplar Baths building makes a positive contribution to the overall character of the area and is of historical and architectural value. The building is in poor condition and included on the Heritage at Risk Register. The key consideration is whether the works to the building would preserve or enhance the special architectural and historic interest of the listed building and whether public benefits arising from the scheme would outweigh any minor loss.
- 2.3 The proposed works would facilitate the regeneration, refurbishment and reuse of the baths through provision of a new primary pool, a secondary learner pool, a sports hall with associated facilities, an outdoor MUGA and a new gym. The existing Vapour baths would also be retained but is going to be carefully dismantled and re-constructed in the basement and will now be The Plunge Pool
- 2.4 The proposals are supported by the Borough Conservation Officer, English Heritage and the 20th Century Society.
- 2.5 This report advises the Development Committee on the officer's recommendation that listed building consent should be granted subject to necessary conditions and that the application should be referred to the Secretary of State for determination as required by Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

3 RECOMMENDATION

- 3.1 That the Committee resolve to refer this listed building consent application to the Secretary of State 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.
- 3.2 Compliance Conditions
 1. Time limit – Three Years.
 2. All works to match the existing in terms of materials and methods
 3. New circular window to match existing
 4. Notification of any hidden historic features
 5. No new plumbing, soil stacks, flues, vents, ductwork or rainwater shall be fixed without prior consent
 6. No new grilles, security alarms, lighting, cameras, display screens or other appurtenances shall be fixed without prior consent
 7. Preservation of manually operated external opening mechanisms for windows,
- 3.3 Pre-Commencement Conditions

8. Programme of building recording and analysis
9. Secure and protect interior and exterior features against accidental loss of damage or theft during execution of authorised works
10. Full details and samples of all new, refurbished, repaired and retained materials and features
11. No demolition or partial demolition to be carried out without evidence of contract
12. Written and photographic schedule of all historic items to be moved or removed including methodology for removal and a salvage strategy for storage, reuse and disposal of items identified in the schedule report.

4 THE LISTED BUILDING

- 4.1 Poplar Baths is located to the south of East India Dock Road opposite Chrisp Street town centre and markets. The site is bounded by Poplar Bath Street to the west, Grove Villas to the east and Lawless Street to the south. Further to the east of the site is All Saints Docklands Light Railway station.
- 4.2 The Old Poplar Baths building is included on English Heritage's Heritage at Risk Register for London. It is currently vacant and in very poor condition both internally and externally.
- 4.3 The English Heritage listing describes the building as follows: *"Former public baths, with slipper and vapour baths. Built 1932-4 for Poplar Borough Council to the designs of Harley Heckford, Borough Engineer and RW Stanton, Chief Assistant".* It was given its listed status in January 2001.
- 4.4 The building is described as follows: *reinforced concrete frame to main 'first class' pool, floors and other internal structure, with exterior of brown and red brick, partly supported on separate steel frame and with stone dressings to front and concrete to upper parts of stepped side elevations. Asphalt roof with many rooflights. Brick chimney to rear.*
- 4.5 Internally were *"large first class baths intended for use as swimming pool in summer and as an entertainment hall in winter, with stage. To side, separated by changing rooms and former slipper baths a smaller 'second class' pool intended for swimming all year round. Boiler house to rear. Below the changing room block is a suite of vapour or Turkish baths with plunge pool. Ancillary offices to front."*
- 4.6 The front elevation is described as a *"monumental tripartite composition, of three stepped brick masses, with stone plinth and cornice and stone surrounds to steel centrepiece. The effect of the massive brick pilasters and pylons is rather Egyptian, although reminiscent too of contemporary Dutch architecture and the work of Sir Giles Scott, with banded brick cornice over second floor and deep brick mullions to the full-height steel staircase windows on either side. The tripartite centrepiece is of two storeys, with large windows to first floor former cloakrooms separated by steel panels from 2+3+2 rhythm of double doors with angled steel handrails. In the centre is the borough crest and the original signage 'PUBLIC BATHS'. Side elevations simpler, with bands of windows under rendered lintels. Above the first floor the giant glazed roof steps up in three flights and the steel frame is expressed on the rear elevation, blind save for two large areas of glazing to either side, and smaller areas either side of ancillary entrance to the filtration plant"*.
- 4.7 Externally, the Poplar Baths front elevation is the main focus of the building. It is in

ahard edged Art Deco style. The front elevation is made of “silver grey” facing bricks with stone dressings. The other elevations have been constructed in simple brickwork with concrete dressings to the upper parts. The façade of the first class pool is strongly ordered and symmetrical, following the internal arrangement of the entrance vestibule and stairs. The second class pool is much simpler. The building’s fenestration details are functional to the internal usage. The vertical strip windows to either sides follow the staircases that rise up to the second floor; the smaller windows correspond to the private parts of the stairs. The north elevation is fronted with a huge tripartite stone frame marking the first class baths’ entrance. The ground floor is adorned with five double doors, directly above them is another series of glazing which bring light into the spectator’s area.

- 4.8 As noted in the English Heritage listing description and in the applicant’s Conservation Management Plan, the interior of the building makes a particular contribution to this Grade II listed building’s special interest. *“Ten-bay first class pool under reinforced concrete hyperbolic ribs, which support the glazed roof structure that was innovative in bringing natural light into swimming baths. The pool has been infilled and the spectator seating areas removed, but the tiled stage surround with borrough coat of arms over survives, as does tiling to the rear wall. Second class pool has conventional roof lights in flat roof. Entrance hall, with staircases either side, fully tiled to shoulder height (banded to stairs), with granolithic tiled floors and steel staircase balustrades over tiling. Similar staircases lead down to tiled Turkish or vapour baths, extended 1937 with foam baths, and with lounge adapted with washing facilities in the 1960s and original stepped plunge pool. In the entrance hall one slipper bath (bath tub) survives as a memorial. Foyer ceiling murals of 1985 by David Bratby, showing the history and function of the baths”*.
- 4.9 Poplar Baths were the first to bring the concept of the stepped rooflights supported on a reinforced concrete hyperbolic frame to a British swimming pool. Poplar was the first building in Britain to develop the idea for a low-cost civic building, and it stands above its contemporaries in architectural importance. In 1934, the baths building was described as *“One of the finest and best equipped baths of comparable purpose in this country”*(Architect and Building News, 19 January 1934, p.103).The baths closed in 1986.
- 4.10 It is also noted that outside of the public baths building stands the fine Grade II listed statue of Richard Green. The English Heritage listing describes this statue as follows: *“Sculptor, Edward W Wyon 1865, cast by Henry Prince and Co, Statue Foundry, Southwark. Bronze statue on pedestal of granite with 2 bas relief bronze panels of ship and ship building yard”*.Richard Green was a local ship owner and philanthropist, and this statue was erected in its present location in 1866.

5 PROPOSALDETAILS

- 5.1 This listed building consent application involves the proposed alterations to the Grade II listed Poplar Baths to facilitate its use as an indoor and outdoor sports and leisure facility, with a swimming pool where the second class pool used to be, badminton courts in the retained first class pool area, new gym facility, studio areas and roof top games area (MUGA); the existing Vapour Baths and plunge pool would also be retained and relocated. The alterations works also comprise changing and toilet facilities together with landscaped forecourt and a new café at ground floor. The application has been amended to incorporate further alterations to the basement level to include a learner pool.

5.2 In broad terms the proposal consists of the following:

5.3 External works

- General repairs to all retained elevations as necessary with closely matching bricks where original are to be removed;
- Demolition and rebuilding of the second class part of the building including demolition of water tanks and chimneystack;
- Rebuild new elevations with closely matching bricks;
- Opening up of separate office as part of its conversion to a café;
- New multi-use games area (MUGA) on roof and its screening with bronzed metal louvres;
- Reconfiguration of upper part of rear elevation of the first class pool including the addition of a plant room;
- Replacement of single glazed Crittall steel windows with thermally broken Crittall steel framed double glazed windows to match existing;
- Replacement of three windows on the lower part of the west elevation with bronzed metal louvres;
- Erection of new sliding entrance doors with step free access to the central part of the main first class entrance;
- Creation of a large piazza at front, including soft landscaping and trees;
- New large sliding folding doors would open onto the new piazza from the café;
- Erection of new lighting to the façade of the front elevation;
- Creation of raised planting bed with stone seat edging at the Richard Green statue;
- New parking and cycle bays would be introduced to the west end of the forecourt; and
- Resurfacing of passage way along Grove Villas together with planting and new lighting and herbaceous planting along east elevation.

5.4 Internal works –Basement

- Removal of the second class part of the building, retaining foundations and retaining walls as well as salvaging the tiles of the plunge pool in the former ablution room;
- Salvage curved attendant's desk and re-use this at ground floor entrance;
- New 25m x 12.5m swimming pool, steam room, sauna and reconstructed plunge pool (previously Vapour Baths) at north end together with plant room at the southern end;
- New learner pool alongside the large pool
- Plunge pool and swimming pool to be separated by a glass wall;
- Formation of new corridor at the west of the new pool together with new structural columns carrying a series of curved concrete structural ribs for the new pool hall;
- Removal of pool in first class part of basement and creation of wet changing facilities, plant room and switch room at the south and west corner;
- Retention of plan form complete with original first class staircases, floor finishes and ladies toilets;
- Installation of two new lifts near staircases rising to second floor; and
- Creation of new public WCs and services.

5.5 Internal works – Ground floor

- Creation of new café, soft play area and meet/greet exhibition space at north of building; plant access and loading area at the south end;
- Installation of salvaged attendant's desk at ground floor entrance;

- Retention and restoration of first class main entrance; removal of western flight of stairs for new lifts both at east and west corners;
- Reception desk restored and maintained in same location with offices at rear;
- Original tiered seating, staircases, balconies and floor slabs to the east and west sides of the pool hall are retained; removal of south western staircase to facilitate a double height plant room; and
- Creation of new substation in the south west corner (already approved), new staircase at south east corner and staff bicycle storage along northern part of the west side of ground floor;

5.6 Internal works – First floor

- Retention of the first class pool hall; new Sport England 4 court sports hall is levelled to match original walkways along east and west sides of pool hall;
- New lift shafts under stepped roof formed behind staircases; glass partitions between arches to form walkway along the east creation of an equipment store along the west; and
- Creation of a new gym in new second class part of building with associated changing rooms and showers.

5.7 Internal works – Second and third floors

- Minor alterations at first class part of building, continuation of two lift shafts in the pool hall and escape staircase at south eastern corner;
- New second class part of building facilitates a changing area for MUGA and creation of MUGA at roof level; and
- Removal of modern partitions at third floor and refurbishment of WCs. Creation of access stair to roof plant at southern end of the building.

6 RELEVANT PLANNING HISTORY

6.1 Current undetermined applications as follows:

6.2 PA/13/01432 (19 June 2013) –Application for full planning permission for the demolition of existing garages and ball court, erection of 10 storey residential block to provide 60 affordable housing units along with external alterations and refurbishment to Poplar Baths building including the demolition of chimney and associated ancillary works to provide indoor wet and dry sports and leisure facilities, roof top games area, plus ancillary landscaping and vehicular parking.

6.3 PA/13/01586(19 June 2013) –Application for listed building consent for the alterations to rear elevation, basement and ground floor to facilitate the creation of new electricity sub-station to serve the Poplar Baths.

6.4 This application (PA/13/01586) has already been reported to the Development Committee with a recommendation that listed building consent should be granted subject to necessary conditions and that the application should be referred to the Secretary of State for determination as required by Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.

7 RELEVANT PLANNING 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 RESPONSES

- 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. English Heritage welcomes the proposed repair and regeneration of this iconic and highly significant listed building, which is in a poor condition and has been vacant for many years, thereby justifying its inclusion on our Heritage at Risk Register for London. It is our view that the assessment of significance has been well considered and the proposals will result in change being focused on those areas of relatively low heritage significance. There are substantial public benefits presented by the proposals, which include the restoration and repair of highly significant historic fabric and reuse of the building for community purposes.
- 8.3 English Heritage has also recommended various conditions to be attached to any consent. These have been included in this report under Section 3 – Recommendation.

Twentieth Century Society

- 8.4 No objection. The re-use of the baths is welcomed. The Society is encouraged by the retention of important elements such as the main entrance glazing on the principal façade, and the existing fenestration pattern, as well as the tiling in the entrance foyer and the retention and relocation of the original vapour baths and plunge pool. While it was regrettable that the second class pool would be demolished and re-built, members felt that on balance the retention of the most significant interior – the first class pool – was more important. Members were concerned with the level of alteration proposed to the floor height in this space which will have a detrimental effect on the proportions of the space – the most important space in the building. Whilst the 20th Century Society on the whole supports this proposal, they stated that they would wish that the developer explored some more options to retain more of the historic fabric on the site.

LBTH - Borough Conservation Officer

- 8.5 Poplar Baths was listed at Grade II in 2001. The building was designed by Harley Heckford, the Borough Engineer and built in 1932 – 4. The relevant list description states that it ‘was the first building in Britain to develop the idea for a low-cost civic building, and it stands above its contemporaries in architectural importance.’ Closed in 1988, it is included on the Heritage at Risk Register of English Heritage.
- 8.6 The current proposal has been subject to rigorous historical analysis and exhaustive detailed design development which has aimed to retain the most significant elements of the historic fabric whilst accommodating a twenty first century leisure centre, thus giving the building a fully sustainable future.
- 8.7 The current proposal is fully in accord with Policy 134 of the National Planning Policy Framework which states that ‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use’.
- 8.8 The exterior of the first class element will be restored with new bricks to match the existing and thermally broken Crittal steel framed double glazed windows will be installed to match the existing single glazed Crittal windows. Key features of the First Class Pool Hall will be restored as will finishes within the very distinctive Entrance Vestibule along with the reconstruction of the plunge pool (one of the buildings most distinctive features).
- 8.9 The existing second class pool element, boiler house and chimney will be demolished to accommodate facilities including the replacement pool and trainer pool. This element of the proposal has been subject to much debate. It is considered that this part of the existing building is of far less significance than the exceptional first class element. The proposal includes the rebuilding of the key East India Dock Road facade in a very similar form to the existing whilst incorporating some changes which are necessary to accommodate the café and other uses.
- 8.10 English Heritage have been fully involved in the development of the proposal and have stated that they ‘welcome the proposed repair and regeneration of this iconic and highly significant listed building’.
- 8.11 The Twentieth Century Society have ‘welcomed the re-use of this important designated heritage asset’ whilst raising concerns with regard to the alteration of the floor level within the First Class Pool Hall. Many potential layouts were considered in great detail at pre application stage and the submitted Design and Access Statement and Heritage Statement set out the reasons for the proposed change in floor level which are considered necessary to ensure the scheme is both DDA and Sport England Compliant. As a result of English Heritage and Twentieth Century comments the scheme was amended in order to retain the existing tiered seating area, covering it over for possible reuse at a later date.
- 8.12 The historical analysis at pre application stage has been informed by a comprehensive Conservation Management Plan which has been submitted as part of the proposal. Detailed design will be critical in ensuring the success of the scheme; this will be secured by means of relevant conditions attached to any permission.
- 8.13 The proposal would ensure that this important listed building is saved. It would ensure that its magnificent interiors are once again used and enjoyed by the public.

9 LOCAL REPRESENTATION

- 9.1 A total of 681 neighbouring properties within the area shown on the map appended to this report were notified about the full planning permission and listed building consent applications and invited to comment.
- 9.2 The applications have also been publicised in East End Life and on site. Consultation has been repeated following receipt of amended drawings to include alterations to the basement area and inclusion of a learner pool.
- 9.3 21 letters of representation have been received following joint consultation. 17 in favour of the proposal and 4 objecting to it. It is noted that none of the objections relate to the works proposed for the Grade II listed Poplar Baths building. The issues raised by objectors are summarised in the Full Planning Permission report elsewhere on this agenda.

10 MATERIAL PLANNING CONSIDERATIONS

- 10.1 As this Grade II listed building is owned by the London Borough of Tower Hamlets, 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. The terms of reference of the Development Committee require that where the Council is applying for works to a Listed Building that it owns, the application must be considered by the Committee.

Setting and Appearance of the Listed Building

- 10.2 When determining listed building consent applications, Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, requires that regard should be paid to the desirability of preserving the building or/and its setting, and any features of special architectural or historic interest.
- 10.3 The National Planning Policy Framework (2012) emphasizes the importance of preserving heritage assets and requires any development likely to affect a heritage asset or its setting to be assessed in a holistic manner. The main factors to be taken into account are the significance of the asset and the wider social, cultural, economic and environmental benefits arising from its preservation, extent of loss or damage as result of development and the public benefit likely to arise from proposed development. Any harm or loss to a heritage asset requires clear and convincing justification.
- 10.4 The relevant London Plan (2011) policies are policies 7.4, 7.6 and 7.8 which broadly aim to ensure the highest architectural and design quality of development and require for it to have special regard to the character of its local context. More specifically, any development affecting a heritage asset and its setting should conserve the asset's significance by being sympathetic in form, scale, materials and architectural detail.
- 10.5 The Council's Core Strategy strategic objective SO22 aims to "Protect, celebrate and improve access to our historical and heritage assets by placing these at the heart of reinventing the hamlets to enhance local distinctiveness, character and townscape views". This is to be realised through strategic policy SP10 which aims to protect and

enhance the borough's Conservation Areas and Statutory Listed Buildings and to preserve or enhance the wider built heritage and historic environment of the borough to enable creation of locally distinctive neighbourhoods with individual distinctive character and context. Policy SP10 also sets out the broad design requirements for new development to ensure that buildings, spaces and places are high-quality, sustainable, accessible, attractive, durable and well integrated with their surrounds.

- 10.6 Preservation of listed buildings and their setting is specifically supported by policy DM27 of the Managing Development Document which requires alterations to listed buildings to preserve the special architectural or historical interest of the building and to retain and repair any architectural features. Any adverse impact on the character, fabric or identity of the listed building is to be resisted.
- 10.7 The Council's general design criteria are set out in policy SP10 of the Adopted Core Strategy and policy DM24 of the Managing Development Document 2013. These policies aim to ensure that development is designed to the highest quality standards and is sensitive to and enhances the local character and setting of the development by respecting the design details and elements, scale, height, mass, bulk and form of adjoining development, building plot sizes, plot coverage and street patterns, building lines and setbacks, roof lines, streetscape rhythm and other streetscape elements in the vicinity. Development is also required to utilise high quality building materials and finishes.
- 10.8 The application proposal would facilitate the reopening and reuse of the old Poplar Baths building with new swimming pools together with sports facilities, a café and MUGA. The Plunge Pool (which was part of the former Vapour Baths) is going to be carefully dismantled and re-constructed in the basement. The scale of the building would be comparable to when it was first opened in 1934. The front and west elevations would be substantially restored and would remain very similar in scale to the original. The chimney would be removed and the east elevation would now be rebuilt in a modified form with some new metal windows and some replacement metal windows especially on the upper parts of this elevation. A 169sqm area of the roof has been earmarked for photovoltaic panels.
- 10.9 The south elevation has already been modified under a separate listed building consent application (PA/13/01586) to introduce the substation. Further changes would be at upper level where the proposed MUGA would be together with bronzed metal louvred fence enclosure and integrated sports lighting. This elevation would not extend higher than the existing water tanks and chimney (now removed). Therefore, the new heights at the MUGA would not introduce an alien feature at this level. The west elevation remains more or less similar in outlook but is repaired and refurbished. The main change would be the reconfigured section to create plant enclosure.
- 10.10 Internally, the first class pool area and hall is the most significant part of this building. This would be retained, restored and brought back into use as an indoor sports hall. The Twentieth Century Society has concerns with regard to the alteration of the floor level within the First Class Pool Hall. Whilst every effort has been made to retain the internal fabric of the building, the reasons for the proposed change in floor level which are considered necessary are to ensure the scheme is accessible for all and Sport England compliant. As a result of English Heritage and Twentieth Century comments the scheme was amended in order to retain the existing tiered seating area, covering it over for possible reuse at a later date. Whilst it is regrettable that the second class pool would be demolished and rebuilt, officers believe that many original features have already been lost when alteration works were carried out after the baths were closed and taken over by another use. This part of the building is also of lesser significance

and hence, on balance, this change would be acceptable to bring the building back into use and any harm would be outweighed by public benefits.

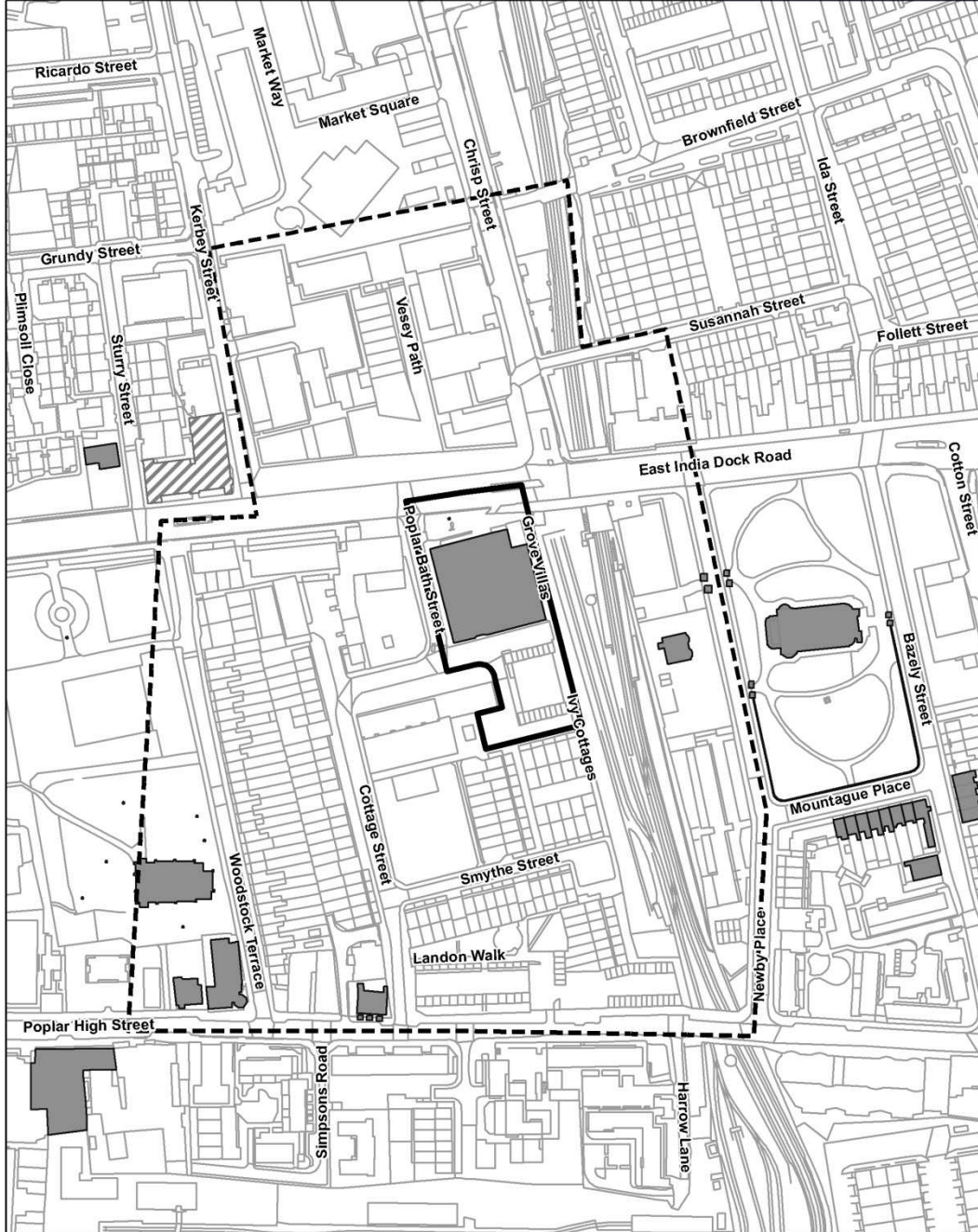
- 10.11 Many of the surviving external and internal materials are of good quality and would be preserved, restored and reused where appropriate. Matching materials would be used where it is necessary to carry out more substantial repair works. The building with its refurbished Art Deco entrance vestibule, large hall and new café area opened onto East India Dock Road would once more be a stylish leisure venue for the community.
- 10.12 In terms of the windows, the proposal would seek to replace all existing single glazed, bronzed metal windows with new, thermally broken, double glazed, bronzed metal windows to match the Crittall windows. English Heritage welcomes this approach and officers would condition all replacement windows. However, concerns have been raised with regards to the manually operated external opening mechanisms, which is a subtle but noticeable feature of the east and west elevations. This would be difficult to safeguard in terms of original functionality; however, in terms of appearance this would be preserved. A condition would be attached to secure this.
- 10.13 In design and heritage terms, the internal and external alteration works to this Grade II listed building would be appropriate in terms of the scale, height and use of materials. The front elevation would be restored in the silver grey matching bricks. The rear elevation is faced in red brick and is subservient to both the front elevation and the west façade. Interventions on this elevation would have less impact on the whole building.
- 10.14 The external works proposed, at the front of the building facing East India Dock Road are welcome. The restoration and retention of the Grade II statue of Richard Green is also supported together with the seating areas around it. The whole ensemble would have a positive impact on the setting of the street scene, Crisp Street Market and the Idea Store.
- 10.15 It is not considered that the internal alterations would affect features of special architectural or historic significance and interest of the listed building. The necessary alteration works would represent an acceptable level of intervention in the overall fabric of the listed Baths. No objections have been raised to the internal works by English Heritage or the Borough Conservation Officer.
- 10.16 The proposed works are therefore generally considered sympathetic and would preserve the character, fabric, integrity and identity of the listed building. The works would be appropriate to facilitate viable re-use of the 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).

11 CONCLUSION

- 11.1 In reaching this recommendation to the committee, specific consideration was given to whether the proposed repair, refurbishment and renewal works would preserve the architectural and historic significance of the existing old baths and internal features. Based on the information submitted with the application and the advice from English Heritage and the Borough Conservation Officer, the works would not lead to substantial harm to the significance of the designated asset. The proposal is in accordance with the National Planning Policy Framework which specifies that any harm should be weighed against the public benefit of the proposal and in this case, the harm is outweighed by the public benefit.

11.2 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 subject to the conditions set out in the RECOMMENDATION at the beginning of this report.

Planning Application Site Map
PA/13/01432



- Planning Application Site Boundary
- Consultation Area
- Locally Listed Buildings
- Statutory Listed Buildings

0 20 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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1:2,500