

Committee: Strategic Development Committee	Date: 9 th January 2014	Classification: Unrestricted	Agenda Item:
Report of: Corporate Director of Development and Renewal		Title: Listed Building Application	
Case Officer: Angelina Eke		Ref No: PA/13/02242	
		Ward: Mile End East	

1.0 APPLICATION DETAILS

1.1 **Location:** Block D, 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. The former use has ceased and the site is now linked to Bonner Primary school.

Proposal: Repair and refurbishment works to external store to include removal of existing non original windows and replacement with new external infill walls.

Documents: Design and Access Statement, Sept 2013; Heritage Statement, Sept 2013

Drawing No's: BON-CAM-PLA-2015 Rev C; BON-CAM-GA-7015-G and PA 100E

Applicant: Tower Hamlets- Children, School and Families Directorate

Owner: LBTH

Historic Building: Grade II Listed

Conservation Area: Ropery Street Conservation Area

2. EXECUTIVE SUMMARY

2.1 This application seeks Listed Building Consent to undertake external refurbishment works to a Grade II listed single storey storage building (Block D) which lies within the southern part of the former Professional Development Centre (PDC), which is undergoing various refurbishment works in connection with reinstating it as part of Bonner Primary School. The site lies within Ropery Street Conservation.

2.2 The main issues involved in this application are:

- (a) Impact on the special interest of the listed building
- (b) Impact on the character and appearance of the surrounding conservation area.

Officers have considered the proposal in light of the Council's Development Plan policies and other material planning considerations and consider that the proposed works are acceptable in that they preserve the features of specific historic and architectural interest on the Listed Block D, and also the works proposed would preserve or enhance the character of the Ropery Street Conservation Area.

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. Submission of details for facing materials

4. BACKGROUND

- 4.1 This application for Listed Building Consent is required for proposed works to the Professional Development Centre (PDC), which is now linked to Bonner Primary 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 within its ownership; 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/13/02241). This application can be determined by the Council under its scheme of delegation.

5. PROPOSAL AND LOCATION DETAILS

Proposal

- 5.1 Listed Building Consent is sought for repair and refurbishment works to external store (Block D) to include removal of existing non original windows and replacement with new external infill walls and associated remedial works.

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. The application building referred to as Block D is a single storey

storage building situated towards the southern end of the site within the playground area.

- 5.4 English Street runs perpendicular to the northern boundary of the site and it provides the main access to the Professional Development Centre building. However, there is a second access point through the southern boundary gates fronting 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/13/02245
An application for Full Planning Permission has been submitted for the provision of a new play and activity area on redundant wasteland outside of the curtilage of the listed part of the school building. This application is under consideration. A decision is expected to be made on or before 09 January 2014
- 5.8 PA/13/02241
An application has been submitted for Full Planning Permission for the Repair and refurbishment works to external store to include removal of existing non original windows and replacement with new external infill walls. The application is under consideration. A decision is expected to be made on or before 09 January 2014.
- 5.9 PA/12/03099
Listed Building Consent for the Repair and refurbishment of redundant and derelict toilet block into external playground store including a new roof of Block E, PDC, Ropery Street, London E3. The application was determined on 19 April 2013
- 5.10 PA/12/03098
This is the associated planning application for Repair and refurbishment of redundant and derelict toilet block into external playground store for Block E, PDC, Ropery Street, London E3. The application was determined on 6th February 2013.
- 5.11 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.

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)**

6.3 **Core Strategy Development Plan Document (Adopted 2010) (CS)**

Policies: SP10 Creating distinct and durable places

6.4 **Managing Development Document (2013) (MDD)**

DM27 Heritage and the historic environment

6.5 **Government Planning Policy Framework**

NPPF National Planning Policy Framework 2012 (NPPF)

6.6 **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 has 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 28 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, however the public consultation period does not finish until the 30th of December 2103. Should any representations be received, they will be fully considered by officers, and reported to Members in an update report.

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.

Design and Impact on the Listed Building.

9.2 Section 11 of the National Planning Policy Framework (2012) provides up to date Government Guidance when determining Listed Building Consents. The emphasis within the NPPF is on sustainable development, and the guidance makes it clear that heritage assets such as listed buildings are an irreplaceable resource that should be conserved in a manner appropriate to their significance.

9.3 Policy 7.8 in the London Plan (2011) 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 detailing.

- 9.4 Similarly, Policy SP10 in the Adopted Core Strategy (2010) places emphasis on preserving and enhancing the wider built heritage and historic context, so as to safeguard the local distinctiveness of neighbourhoods and to ensure that the context of each place is enhanced. The policy places emphasis on promoting high quality design principles that create buildings which are sustainable, accessible, and well integrated into their surrounds and preserve the setting of the boroughs heritage assets.
- 9.5 Policy DM27 in the Managing Development Document (2013) seeks to ensure that proposals protect and enhance the borough's heritage assets, their setting and their significance as key elements of developing the sense of place of the borough's distinctive 'Places'. In respect of alterations to heritage assets, the policy seeks to ensure that alteration works to listed buildings are of high quality and do not result in any adverse impact on the character, fabric or integrity of the heritage asset or its setting.
- 9.6 The applicant is seeking to repair and refurbish block D which is located within the southern part of the approved playground area to the Professional Development Centre. The block is currently used for storage purposes and this use will be retained.
- 9.7 The existing outbuilding as originally constructed would have been open sided, however, over time the outbuilding has been extensively altered to its present form, where it has been enclosed on either side and the facade bricked up. The existing brick piers have been in filled with a single leaf of concrete block and two metal windows inserted on either side of the central doorway.
- 9.8 The proposed refurbishment works are to make Block D more secure and watertight and the schedule of works proposed to upgrade the building include:
 - Removal of the latter day concrete spandrel panels and windows and their replacement with horizontal timber cladding set within the original brick piers;
 - Removal of the overhead cast iron beams along with the removal of the existing doors and windows and insertion of a new timber central access doors;
 - Removal of existing roof covering and renewal with new roof slates
 - The proposal also incorporates the provision of a new roof membrane and other associated works to make the existing building more watertight;
 - Renewal of the rainwater pipe-work in cast iron to match the existing;
 - Removal of the existing security grilles to the eaves.
- 9.9 A significant alteration impacting on the front elevation of the outbuilding would be the removal of two existing windows, which are considered to be later additions to the historic building. The upgrade works to Block D also involve other associated

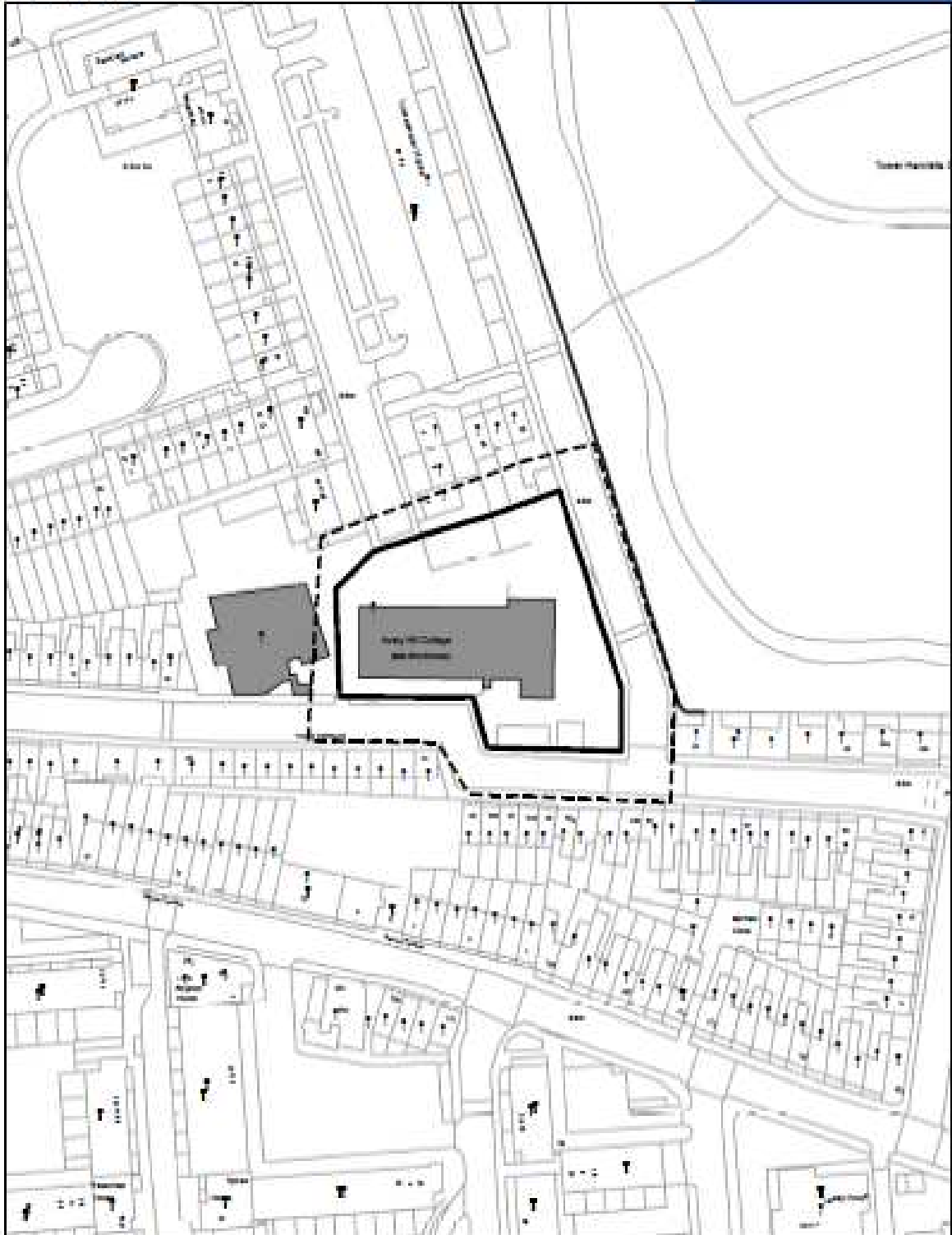
remedial works such as re-pointing of the existing brick piers and making good any damaged brickwork with reclaimed bricks.

- 9.10 The alterations works proposed are minimal and do not involve any major works to the fabric of the building and only minimal disturbance to existing original features. The materials proposed will be sympathetic to the existing building. The applicant also intends to upgrade the existing roofing material with new natural slate and it is proposed that the facing materials will be secured by condition. The other works such as removal of the cast iron rainwater pipe will be renewed on a like for like basis.
- 9.11 Overall, the proposed works will contribute to the re-use and sustainability of the existing building without compromising its visual integrity. English Heritage and the Council have been consulted about the proposal and they have raised no objections to the scheme as proposed.
- 9.12 It is therefore considered that the works are acceptable and would otherwise enhance the external character and appearance of the outbuilding, which will in turn safeguard the special architectural and historic interest and visual integrity of the school buildings. As such, the proposal as submitted would accord with aims of Policy 7.8 in the London Plan, Policy SP10 in the Adopted Core Strategy (2010) and Policy DM27 in the Managing Development Document (2013) which seeks to ensure works to listed buildings preserve the features of specific historic and architectural interest and also that the works preserve or enhance the character of the Ropery Street Conservation Area.

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 Map
PA/13/02242



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|---|------------------------------------|---|----------------------------|--|---------------------|---|
|  | Planning Application Site Boundary |  | Locally Listed Buildings |  | Land Parcel Address |  |
|  | Consultation Area |  | Statutory Listed Buildings |  | OSLine | |

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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