

<b>Committee:</b> Development	<b>Date:</b> 7 <sup>th</sup> May 2014	<b>Classification:</b> Unrestricted	<b>Agenda Item:</b>
<b>Report of:</b> Corporate Director of Development and Renewal		<b>Title:</b> Listed Building Application	
<b>Case Officer:</b> Brett McAllister		<b>Ref No:</b> PA/14/00245	
		<b>Ward:</b> Mile End and Globe Town	

## 1.0 APPLICATION DETAILS

1.1 **Location:** Former Professional Development Centre, English Street, London, E3 4TA

**Existing Use:** The building is no longer functioning as Professional Development Centre (PDC) which provided a base for school-focused activities and training for teachers and managers. Block A, which this application refers to is currently vacant.

**Proposal:** Alterations to glazed screens, repositioning of screens/doors and associated works to facilitate improved access and escape from the building.

**Documents:** Document entitled 'Design and Access Statement Heritage Statement Impact Statement' by Camal Architects & Designers (January 2014).  
Page showing 4 photographs of the school.

**Drawing Nos:** BON-CAM-GA-001 (24.05.2012)  
BON-CAM-SCH-004000-AB2 (25.11.2013)  
BON-CAM-SCH-004001-H (16.09.2013)  
BON-CAM-SCH-004002-H (16.09.2013)  
BON-CAM-SCH-004003-AB1 (17.11.2013)  
BON-CAM-DET-004005-D (27.01.2014)

**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 Core Strategy (2010), The London Borough of Tower Hamlets Managing Development Document (2013) the London Plan (2011) and National Planning Policy Framework (2012) and has found that:

2.2 1. The proposed works contribute to the long-term preservation of the Grade II

listed building whilst allowing it to comply with building regulations demanded of it owing to its new primary school use.

### **3. RECOMMENDATION**

3.1 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.

- 3.2
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.

### **5. PROPOSAL AND LOCATION DETAILS**

#### **5.1 Proposal**

Listed Building Consent is sought for the alterations of glazed screens, repositioning of screens and doors and associated works within the building.

#### **5.2 Site and Surroundings**

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 internal works applied for in this application would be within Block A, the largest of the buildings.

5.4 English Street, running perpendicular to the northern boundary of the site provides the main access to the site 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 Area's 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.

### 5.7 **Relevant Planning History**

- 5.8 There have been a number of applications associated with the reversion of the buildings on the site from the Professional Development Centre back to a school. These include:

- 5.9 PA/14/701 and PA/14/702

Planning and listed building consents pending a decision at the time of writing for various external works to create play areas.

- 5.10 PA/13/02245

Planning consent granted on 9<sup>th</sup> January 2014 for the provision of a new play and activity area on redundant wasteland.

- 5.11 PA/13/02241 and PA/13/02242

Planning and listed building consents granted on 6<sup>th</sup> January 2014 and 6<sup>th</sup> February 2014 respectively for the repair and refurbishment works to external store (Block D) to include removal of existing non original windows and replacement with new external infill walls.

- 5.12 PA/12/03098 and PA/12/03099

Planning and listed building consents granted on 6<sup>th</sup> February 2013 for repair and refurbishment of redundant and derelict toilet block into external playground store including a new roof.

- 5.13 PA/12/02459

Planning consent granted on 23<sup>rd</sup> October 2012 for the provision of two temporary buildings for educational use for a period of five months from December 2012 until April 2013.

- 5.14 PA/12/01671 and PA/12/01672

Planning and listed building consents granted on 4<sup>th</sup> September and 9<sup>th</sup> 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.

- 5.15 In addition to these applications, the earliest applications on the site are from 1991 and there have been some other 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 National Planning Policy Framework 2012 (NPPF)**

Sections:           7           Requiring Good Design  
                          12           Conserving and Enhancing the Historic Environment

**6.3 Spatial Development Strategy for Greater London (London Plan 2011) (LP)**

7.8           Heritage assets and archaeology

**6.4 Core Strategy Development Plan Document (2010) (CS)**

Policies:           SP10           Creating Distinct and Durable Places

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

Policies:           DM27           Heritage and the Historic Environment

**6.6 Community Plan** The following Community Plan objectives relate to the application:

A Better Place for Living Well

**7. CONSULTATION**

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:

**7.1 English Heritage**

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

*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 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.

### 9.3 **Impact on Special Architectural and Historic Character of the Listed Building.**

- 9.4 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.
- 9.5 Adopted CS Policy SP10 seeks to protect and enhance the boroughs Heritage Assets.
- 9.6 Policy DM27 states development will be required to 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'.

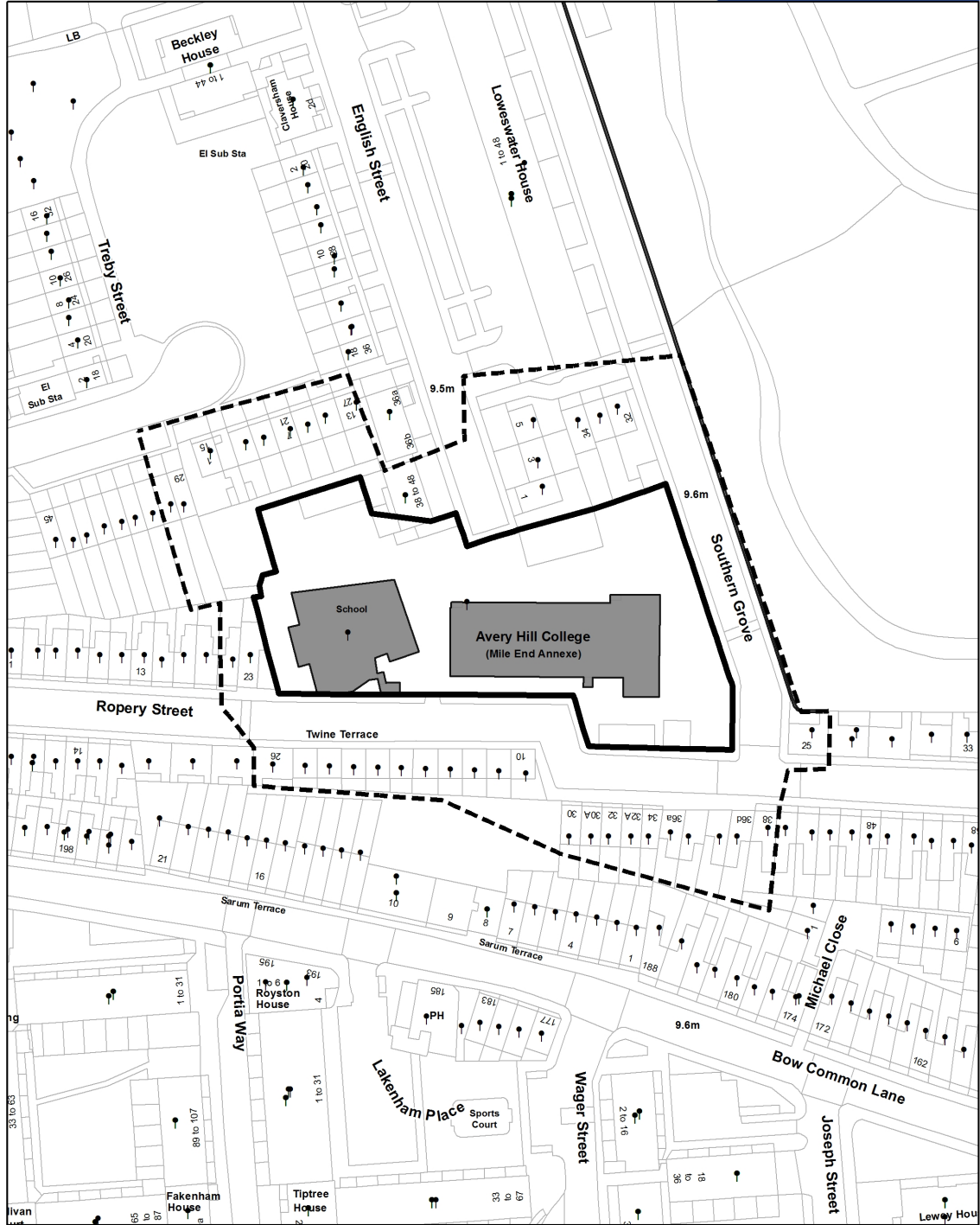
Applications for the alteration, extension, change of use, or development within a heritage asset will only be approved where:

- a. it does not result in an adverse impact on the character, fabric or identity of the heritage asset or its setting;
  - b. it is appropriate in terms of design, scale, form, detailing and materials in its local context;
  - c. it enhances or better reveals the significance of the asset or its setting;
  - d. opportunities to mitigate or adapt to climate change through the re-use or adaptation are maximised; and
  - e. in the case of a change of use, a thorough assessment should be carried out of the practicability of retaining its existing use and the wider benefits of the proposed use.
- 9.7 The applicant is seeking to improve the access, escape and fire protection of the building as the building's design is no longer suitable for health and safety reasons for its new use as a school. This would include altering the existing glass screens, positioned between the rooms of the building and the stair lobbies (including reception area) to staircases A, B and C so that they are covered. Many of the existing doors to these stair lobbies would be repositioned to provide enlarged lobbies. The purpose of the enlarged lobbies is to improve circulation in the existing staircases and improve fire protection from the main corridors.
- 9.8 The proposals would retain the original fabric of the building by covering the glass screens in partition board and plastering over that. Some original doors and screens would be preserved by being carefully repositioned in the newly created partition walls.
- 9.9 The original glass screens between the classrooms and corridors are an important part of the character of the listed building. By leaving the outline of the covered screens, the original use and arrangement of the glass screens is able to remain legible. By simply covering the screens in partition board and plastering over this a future owner and use of the building could feasibly restore the original screens to their original state. The original doors could also be moved back into their original position.
- 9.10 The proposed works are considered to be minor in nature and the Council's Conservation Officer has reviewed the proposal and considers that the proposal would not significantly harm the character and the setting of the listed building and is satisfied with the proposed works.

## **10 CONCLUSION.**

- 10.1 These proposals would allow the building to return to its original function as a school while keeping the impact on the historic fabric of the building to a minimum. The arrangement of the screens would still be partially visible and the restoration to the original state could be achieved at a later stage should the use of the building change. The works are considered to preserve the special historical and architectural character and appearance of the Grade II Listed Building. As such, the proposal accords with the aims of Sections 7 and 12 of the NPPF, 7.8 of the London Plan, policy SP10 of the CS, policy DM27 of the MD DPD, which seek to ensure works to listed structures preserve features of special historic and architectural interest.
- 10.2 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/14/00245



	Planning Application Site Boundary		Locally Listed Buildings		Land Parcel Address	0	20 m
	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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