

Committee: Development	Date: 24 th July 2014	Classification: Unrestricted	Agenda Item Number:
Report of: Corporate Director of Development and Renewal		Title: Town Planning Application	
Case Officer: Shahara Ali-Hempstead		Ref No: PA/14/01070	
		Ward: Bow West	

1. APPLICATION DETAILS

- Location:** PhoenixSchool, 49 Bow Road, London, E3 2AD
- Existing Use:** School
- Proposal:** Erection of a single storey L shape extension to accommodate an office with meeting room, storage space and bin store with associated landscaping.
- Drawing Nos:** 387-01-0001 Rev 01, 387-01-0002, 387-20-ELV-1301 Rev 01, 387-20-ELV-1302, 387-20-ELV-1303, 387-20-GRD-1001 Rev 01, 387-20-GRD-1011, 387-20-GRD-1012, 387-20-RF-1002, 387-SK-258 Rev 01, 387-SK-259 and Design and Access Statement prepared by Petal Taylor dated April 2014
- Applicant:** London Borough of Tower Hamlets
- Owner:** London Borough of Tower Hamlets
- Historic Building:** Grade II* Listed.
- Conservation Area:** No

2. EXECUTIVE SUMMARY

- 2.1 The local planning authority has considered the particular circumstances of this application against the Council's approved planning policies contained in the Development Plan including 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), national, regional and local guidance and policy and has found that:
- 2.2 The single storey L shape extension to accommodate an office with meeting room, storage space and bin store with associated landscaping are considered sympathetic in terms of design, scale and siting, as they relate satisfactorily to the listed school 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), as well as policies DM24 and DM27 of the Managing Development Document (adopted April 2013), including advice given in National Planning Policy Guidance.

3. RECOMMENDATION

- 3.1 That the Committee resolve to **REFER** the 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
1. Three year time period.
 2. The proposed works to be carried out in accordance with the approved plans.
 3. Details of external facing materials and means of tying in with existing elevations to be approved.

4. BACKGROUND

- 4.1 This application for Listed Building Consent is required for single storey L shape extension and bin store with associated landscaping. The building is Grade II* Listed and 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 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.
- 4.4 The proposed works also require planning permission, this was submitted on 4th April 2014 (planning reference PA/14/00924). This application was not required to be presented to members and as such, the Council under delegated powers approved this application on 2nd June 2014.

5. PROPOSAL AND LOCATION DETAILS

Proposal

- 5.1 Listed Building Consent for the erection of a single storey L shape extension to accommodate an office with meeting room, storage space and bin store with associated landscaping.

Site and Surroundings

- 5.4 Phoenix School is located at the northern end of Bow Road, adjacent to Bow Road Station. The site itself is fairly concealed by properties from Alfred Street to the east and Harley Grove to the west.
- 5.5 The school was constructed in 1952 and was listed in 1993. The listing relates to the main spine plan running north-south with a series of linked two storey pavilions to the east and west, forming open courtyards. A new extension was constructed in the late 1990's which enclosed the courtyards.

- 5.6 The school consists of a concrete frame with stock brick infill and low pitched copper roofs, with large windows and painted metal frames. The western, southern and part of the eastern curtilage of the site forms the boundary of the Tredegar Square conservation area. The site itself is not located within the conservation area.
- 5.6 The site is bounded by Byas House a two storey residential building to the north accessed from Benworth Street, Electric House, Marina Court and no's 15 to 29 Alfred Street to the east, no's 8 to 15 Harley Grove to the west and 51 to 52 Lemon Tree House, Bow Road to the south.

6. PLANNING HISTORY

- 6.1 The site has an extensive planning history, with the earliest application in 1971. Of these applications the following are the most relevant.
- 6.2 Under planning references BW/95/0001 and BW/95/0002 planning permission and listed building consent was granted on 05/04/1995 for the erection of single storey extension with covered walkway to provide classrooms and ancillary support facilities to school.
- 6.3 The implementation of the above extension enclosed the courtyards and forms the location of the current proposals.
- 6.4 PA/09/01999:- Planning permission granted on 27/11/2009 for replacement of existing roofed structure by the erection of a pavilion to provide new teaching space, play and storage areas, including library facilities within the School's courtyard.
- 6.5 PA/09/02000:- Listed Building Consent granted on 01/02/2010 for erection of a pavilion detached from main school building to provide new teaching space, play and storage areas plus library facility.
- 6.6 PA/10/01962:- Planning Permission granted on 22/11/2010 for erection of three structures (including canopy, greenhouse and conservatory) and formation of a new external access into an existing teaching room. The proposed canopy and greenhouse are free standing structures detached from the Listed building, while the proposed conservatory and new external access will require minor alterations to the Listed granted fabric.
- 6.7 PA/10/02291:- Planning permission was granted on 19/01/2011 for erection of a new school building up to five storeys in height (including a basement level) and associated works.
- 6.8 PA/10/01963:- Listed Building Consent granted on 11/03/2011 for alterations in connection with erection of two structures (canopy and greenhouse) and formation of a new external access into existing teaching room.
- 6.9 PA/11/00400:- Listed Building Consent granted on 31/10/2011 for internal remodelling and refurbishment of Grade II listed building, including removal of internal partitions. External works comprising of the installation of three air-conditioning units, an extract duct and two ventilation louvers.
- 6.10 PA/12/02086:- Listed Building Consent granted on 16/11/2012 for internal and external alteration at ground floor level to the main entrance and three sections of the main circulation corridor including:
 Replacing the existing controlled entrance with a new glazed enclosure
 Replacing the external windows and doors to the main circulation corridor

- Installation of a ceiling to conceal services in the first corridor
 Replacement of the existing timber handrail to the first and third corridors
- 6.11 PA/12/02085:- Planning permission granted on 30/11/2012 for internal and external alteration at ground floor level to the main entrance and three sections of the main circulation corridor including:
1. Replacing the existing controlled entrance with a new glazed enclosure
 2. Replacing the external windows and doors to the main circulation corridor
 3. Installation of a ceiling to conceal services in the first corridor
 4. Replacement of the existing timber handrail to the first and third corridors
- 6.12 PA/14/00924:- Planning permission granted on 02/06/2014 for Erection of a single storey L shape extension to accommodate an office with meeting room, storage space and bin store with associated landscaping.

7. RELEVANT POLICIES

Government Planning Policy

- 7.1 National Planning Policy Framework (NPPF) (2012) - Chapter 12 'Conserving and enhancing the historic environment'

National Planning Practice Guidance (NPPG)

London Plan Spatial Development Strategy for Greater London (2011)

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

Adopted Core Strategy (2010)

- 7.3 Policies: SP10 Creating distinct and durable places

Managing Development Document (2013)

- 7.6 Policy:
- | | |
|------|---------------------------------------|
| DM18 | Delivering schools and early learning |
| DM22 | Parking |
| DM24 | Place Sensitive Design |
| 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. The following were consulted regarding the application:

8.2 English Heritage:-

This application should be determined in accordance with national and local policy guidance, and on the basis of your speciality conservation advice.

Officer comment: This has been noted

9. LOCAL REPRESENTATION

- 9.1 A total of 59 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. The number of representations received from neighbours and local groups in response to notification and publicity of the application were as follows:

No of individual responses: 0 Objecting: 0 Supporting: 0 Comment: -
No of petitions received: 0 Objection: 0 Support: 0

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 architectural or historic interest which it possesses.
- 10.2 The main issue for Members to consider is whether the proposed works are appropriate in this respect.

Land Use

- 10.3 The proposal will result in the loss of one car parking space as indicated in the application form. Planning policy places a greater emphasis on encouraging sustainable forms of transport and minimising the provision of car-parking within area well served by public transport. The site is located in an area with a PTAL of 5/6a (excellent). The site is in an area with good transport links and the loss of the car-parking space is acceptable in terms of Policy SP09 of the Core Strategy (2010) and policy DM22 of the Managing Development Document (2013).
- 10.4 The proposal is to provide extra office and storage for the existing educational use which is considered acceptable and in accordance with policy DM18 (d) of the Managing Development Document which seek to support the development of extensions to existing schools.

Impact of proposed alterations on the architectural quality of the Grade II* Listed School Building.

- 10.5 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.
- 10.6 London Plan policies 7.4, 7.6 and 7.8 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.
- 10.7 Policy SP10 of the Core Strategy aims to protect and enhance the borough's Conservation Areas and Statutory Listed Building. In addition, this policy also aims to preserve and enhance the wider built heritage and historic environment of the

borough to enable creation of locally distinctive neighbourhoods with individual distinctive character and context.

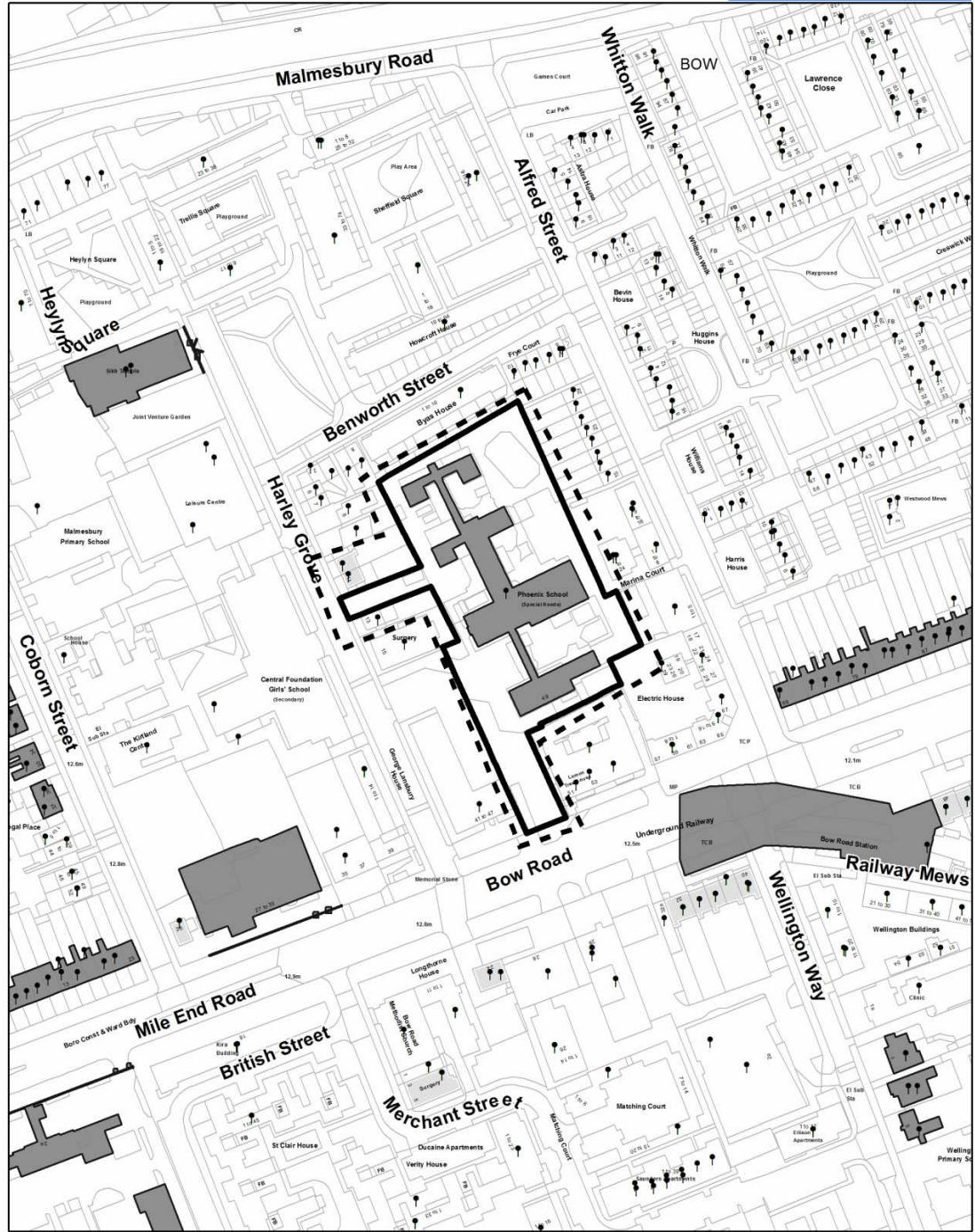
- 10.8 Development is required to protect and enhance the borough's heritage assets, their setting and their significance as key elements of developing the sense of place of the borough's distinctive 'Places' as defined by the placemaking policy SP12 of the Core Strategy (2010).
- 10.9 Following on from the above, policy DM24 of the Managing Development Document (2013) aims to ensure that development is designed to the highest quality standards whilst being sensitive to and enhance the local character and setting of the development. Development should respect 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.
- 10.10 Detailed criteria for assessing impact on heritage assets are set out by policy DM27. Policy DM27 specifies that alterations should not result in an adverse impact on the character, fabric, identity or setting, be appropriate in terms of design, scale form, detailing and materials, and enhance or better reveal the significance of the asset.
- 10.11 *The English Heritage List Entry for the Grade II* Listed Building reads as follows:*
- Phoenix School 788/11/10026 II* Special school. 1951-52. Farquaharson and McMorran. Concrete frame with stock brick infill and low pitched copper roofs. One and two storeys. Spine plan running north-south with series of attached two storey pavilions to east and west, forming open courtyards. Large windows, painted metal frames. Fully glazed assembly hall of one tall storey. Four reliefs by Steven Sykes to outside walls of central court.*
- 10.12 The proposal seeks to build a single storey L shape extension to accommodate an office with meeting room, storage space and bin store area. A new courtyard with planters and paving will also be incorporated.
- 10.13 The proposed extension will be built along the existing boundary wall abutting Electric House to the east no.51-53 Bow Road to the south. The existing courtyard is currently in use as a car park and storage space in the form of a shipping container. The Caretaker House is located to the north and to the west lies the bin store and access to the rest of the school complex.
- 10.14 The proposal will include the removal of the temporary shipping container and the existing bin storage.
- 10.15 The single storey L shape extension will measure approximately 2.8 metres in height and extend along the east and south boundary wall covering a floor area of 74sq metres. The proposed materials include timber doors and panels with full height solar control glazing and external wall built in reclaimed London stock brick to reflect the existing Caretakers House. The extension will be finished with a single ply membrane flat roof.
- 10.16 The extension will facilitate a meeting room, office, storage space and a bin store to the west side. A new entrance gate into the refurbished courtyard area is also proposed.

- 10.17 In terms of landscaping, two timber planters, timber benches and concrete sett paving are incorporated into the scheme.
- 10.18 The proposed works in terms of design, scale and use of material appear to be a cohesive and harmonious addition to the school. The proposed extension is considered to be sympathetic to the architectural quality and fabric of the listed building and subordinate to the Caretakers House.
- 10.19 The existing courtyard is a tarmacked area with minimum visual appeal. The removal of the temporary shipping container and open bin store will enhance the visual amenity of the area considerable. Furthermore the proposed landscaping will improve the usability of the courtyard.
- 10.20 It is noted that detailed information has not been provided for the planters and proposed plants; these have been conditioned as part of the planning permission PA/14/00924 to ensure that the proposed works preserve the special historic character of the listed building.

CONCLUSION.

- 10.21 The proposed extension is considered sympathetic in terms of design, scale and use of material, as they relate satisfactorily to the listed school building. As such, the proposal would preserve the character, fabric and identity of the listed building, its setting and its heritage assets. The proposed works would have no adverse impacts on the architectural or historic interest of the Grade II* listed building and is therefore acceptable in terms of policies SP10 of the adopted Core Strategy (2010), policies DM24 and DM27 of the Managing Development Document (adopted April 2013), policies 7.4 and 7.8 of the LP (2011) and sections 7 and 12 of the NPPF (2012). Including advice given in National Planning Policy Guidance.
- 10.22 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	Land Parcel Address	 0 15 m 1:1,963
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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