

Committee: Development	Date: 14 th May 2015	Classification: Unrestricted	Agenda Item Number: 8
Report of: Corporate Director of Development and Renewal		Title: Town Planning Application	
Case Officer: Shahara Ali-Hempstead		Ref No: PA/15/00515	
		Ward: Weavers	

1. APPLICATION DETAILS

Location:	Flat 1, Shiplake House, Arnold Circus, London, E2 7JR
Existing Use:	Office (Use Class B1)
Proposal:	Change of use from office (Use Class B1) to single 3 bed residential dwelling (Use Class C3) and associated internal works to facilitate the residential use
Drawing Nos:	BG/SLH/00 Rev A, BG/SLH/01 Rev A, BG/SLH/02 Rev A, BG/SLH/03 Rev A, BG/SLH/04 Rev A, BG/SLH/05 Rev A, BG/SLH/06 Rev A, BG/SLH/07 Rev A, Elevation photo and Design and Access Statement
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 London Borough of Tower Hamlets Core Strategy (2010), The London Borough of Tower Hamlets Managing Development Document (2013) the London Plan (2015) and National Planning Policy Framework (2012) and has found that:
- 2.2 The proposed internal works to the grade II listed building are considered acceptable in terms of design, materials and appearance. The proposal is not considered to have any adverse impacts on the special architectural or historic interest of the building, which is in accordance with conservation guidelines. 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

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. Three year time period.
2. The proposed works to be carried out in accordance with the approved plans.
- 3 Materials and finishes to match adjoining work unless otherwise specified on submitted drawing.

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 Local Planning Authority 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 23rd February 2015 (planning reference PA/15/00514). This application was not required to be presented to members and as such, the Council under delegated powers approved this application on 20th April 2015.

5. PROPOSAL AND LOCATION DETAILS

Proposal

- 5.1 Listed Building Consent for the Change of use from office (Use Class B1) to single 3 bed residential dwelling (Use Class C3) and associated internal works to facilitate the residential use.

Site and Surroundings

- 5.2 The application site relates to the first floor unit and forms part of a four storey with mansard roof Grade II listed residential block within the Boundary Estate. The Boundary Estate was built between 1894-1900 by the London County Council (LCC) following one of the first slum clearances in the east end. The estate was the first to be developed by the LCC and comprises 20 blocks of 5 storey flats, two schools (one still in operation), workshops and commercial shops, all built around a central circus, known as Arnold Circus.
- 5.3 The surrounding area is predominantly residential in character, with some commercial uses, including retail shops, cafes, restaurants and bars, located on Shoreditch High Street to the west of the Estate and Redchurch Street and Bethnal Green Road to the south of the Estate.

- 5.4 The site is located within the Boundary Estate Conservation Area, which was designated in December 1985 and covers Arnold Circus and the surrounding social housing estate in an area formally known as “The Nichol”, and lies east of Shoreditch High Street and north of old Bishopsgate Goods Yard.

6. PLANNING HISTORY

- 6.1 PA/15/00514
Planning permission granted on 20/04/2015 for the change of use from office (Use Class B1) to single 3 bed residential dwelling (Use Class C3) and associated internal works to facilitate the residential use.

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)

- 7.4 Policy: 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 44 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:	Objection: 0	Support: 0	

10.0 MATERIAL PLANNING CONSIDERATIONS

- 10.1 When determining listed building consent applications, Section 66 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 main issue for Members to consider is whether the proposed internal works are appropriate in this respect.

Land Use

- 10.3 The loss of the B1 office space and the use of the site as a 3 bed dwelling has been in principle approved under planning permission PA/15/00514.

Impact of proposed alterations on the architectural quality of the Grade II

- 10.4 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.
- 10.5 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.
- 10.6 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.
- 10.7 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).
- 10.8 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.

- 10.9 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.
- 10.10 *The English Heritage List Entry for the Grade II Listed Building reads as follows:*

ARNOLD CIRCUS E2 1. 4431 BOUNDARY ESTATE Shiplake House TQ 3382 8/70 II GV 2. 1899. Red brick, glazed ground floor. Upper storeys banded with orange brickwork, bands increase in width towards top of building. Slate roof. String courses above ground and 3rd floor windows. 4 storeys and 2 extra storeys in central gable. 3 bays width, outer windows form canted bays between 1st and 3rd floors with stucco dressings to base. Central window with stucco keystones. Paired ground floor sashes with segmental arches flank central round arched door with chequered tympanum and short pilasters between door and narrow flanking windows. Windows of top 2 floors in central bay have stuccoed tympana and keystones and are flanked by banded brick pilasters. Contemporary sashes with glazing bars. Facade to Calvert Avenue 12 windows, 3 gables. Ground floor has contemporary shop fronts set under a common cornice. See General note under Boundary Estate.

- 10.11 From the above listing description it can be seen that the main significance of the building lies in its external appearance and its contribution to the wider Boundary Estate. The internal layouts of the flats within this block and other blocks of the estate have been altered over time so can be considered to be less significant in heritage terms.
- 10.12 The proposal only includes internal alteration of the property to facilitate the proposed residential unit.
- 10.13 The alterations include the construction of partition walls and installation of a bathroom and a kitchen.
- 10.14 The partition walls are required to create the three bedrooms and a bathroom. It is noted that there are no historic features within the internal rooms that will be lost due to the proposed work. Furthermore, all the proposed works are reversible.
- 10.15 The proposal has been reviewed by the Councils Design Officer who has raised no objection to the proposed internal works.

11.0 CONCLUSION.

- 11.1 The proposed internal works to the listed building are considered acceptable in terms of design, materials and appearance to the host Grade II listed building. As such, the proposal would preserve the character, fabric and identity of the listed building 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 (2015) and sections 7 and 12 of the NPPF (2012). Including advice given in National Planning Policy Guidance.

- 11.2 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.

12.0 Site Map

