

Committee: Development	Date: 16 th December 2015	Classification: Unrestricted	Agenda Item:
Report of: Corporate Director of Development and Renewal		Title: Listed Building Application	
Case Officer: Harveen Dhillon		Ref No: PA/15/02445	
		Ward: Bow West	

APPLICATION DETAILS

- 1.1 **Location:** Phoenix School, 49 Bow Road, London E3 2AD
- Existing Use:** School
- Proposal:** Conversion of two existing non-original bin stores into use as a Food Technology Classroom with support kitchen area. Works include; removal of existing timber panels and double doors, removal of a non-original non load bearing blockwork wall, new vent openings through retained side doors, fitting new external windows and doors within existing structural openings, alterations to the existing drainage to suit kitchen requirements, new internal plasterboard partition wall, new wall, floor and ceiling finishes, new light fittings and extract ventilation.
- Documents:** Design & Access Statement
- Drawing No's:** 001 REV P1
002 REV P1
100 REV P2
200 REV P1
PH0-SC-01 A
003 REV P1
- Applicant:** Phoenix School.
- Owner:** LBTH
- Historic Building:** Grade II* Listed.
- Conservation Area:** Adjacent to Tredegar Square 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 (2015) and National Planning Policy Framework (2012) and has found that:
- 2.2 The proposed refurbishment works have been sensitively designed to preserve

the special character of the Grade II* listed building.

- 2.3 In accordance with the Arrangements for Handling Heritage Applications Direction (2015), Historic England have directed the Council to determine the listed building consent application. The direction requires that if the Council is minded to grant listed building consent it should do so. The direction has been endorsed by the Secretary of State (via the National Planning Casework Unit) who have confirmed the application does not need to be referred to them (Secretary of State).

3. RECOMMENDATION

- 3.1 That the Committee resolve 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 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 for determination.

5. PROPOSAL AND LOCATION DETAILS

Proposal

- 5.1 The proposal seeks the conversion of two existing non-original bin stores into use as a Food Technology Classroom with support kitchen area.
- 5.2 The proposed works required include the removal of existing timber panels and double doors and the removal of a non-original non load bearing blockwork wall.
- 5.3 In order to facilitate the use of the room for food technology the applicant is proposing new vent openings through retained side doors, fitting new external windows and doors within existing structural openings, alterations to the existing drainage to suit kitchen requirements, new internal plasterboard partition wall, new wall, floor and ceiling finishes and new light fittings and extract ventilation.

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 Grade II* 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

Tredegear Square conservation area. The site itself is not located within the conservation area.

- 5.7 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.
- 5.8 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.

Relevant Planning History

- 5.9 The site has an extensive planning history, with the earliest application in 1971. Of these applications the following full planning application has been submitted in concurrent with this listed building consent. The Council is able to determine this application under delegated powers.

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- 5.10 Planning permission for the conversion of two existing non-original bin stores into use as a Food Technology Classroom with support kitchen area. Includes; removal of existing timber panels and double doors, removal of a non-original non load bearing blockwork wall, new vent openings through retained side doors, fitting new external windows and doors within existing structural openings, alterations to the existing drainage to suit kitchen requirements, new internal plasterboard partition wall, new wall, floor and ceiling finishes, new light fittings and extract ventilation.

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 2015)

	3.18	Education Facilities
	5.17	Waste Policy
	7.8	Heritage assets and archaeology

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

Policies:	SP10	Creating Distinct and Durable Places
	SP03	Creating Healthy and Liveable Neighbourhoods
	SP05	Dealing with Waste
	SP09	Creating Attractive and Safe Streets and Spaces
	SP10	Creating Distinct and Durable Places

6.5 Managing Development Document (2013) (MDD)

Policies:	DM14	Managing Waste
	DM18	Delivering schools and early learning
	DM23	Streets and Public Realm
	DM24	Place-sensitive Design
	DM25	Amenity
	DM27	Heritage and the Historic Environment

6.6 Supplementary Planning Guidance

Tredegar Square Conservation Area Appraisal

7. CONSULTATION

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:

Historic England

7.2 Historic England has considered the information received and do not wish to offer any comments on this occasion.

20th Century Society

7.3 The 20th Century Society has been consulted and no comments were received.

8. LOCAL REPRESENTATION

8.1 A total of 174 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.

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

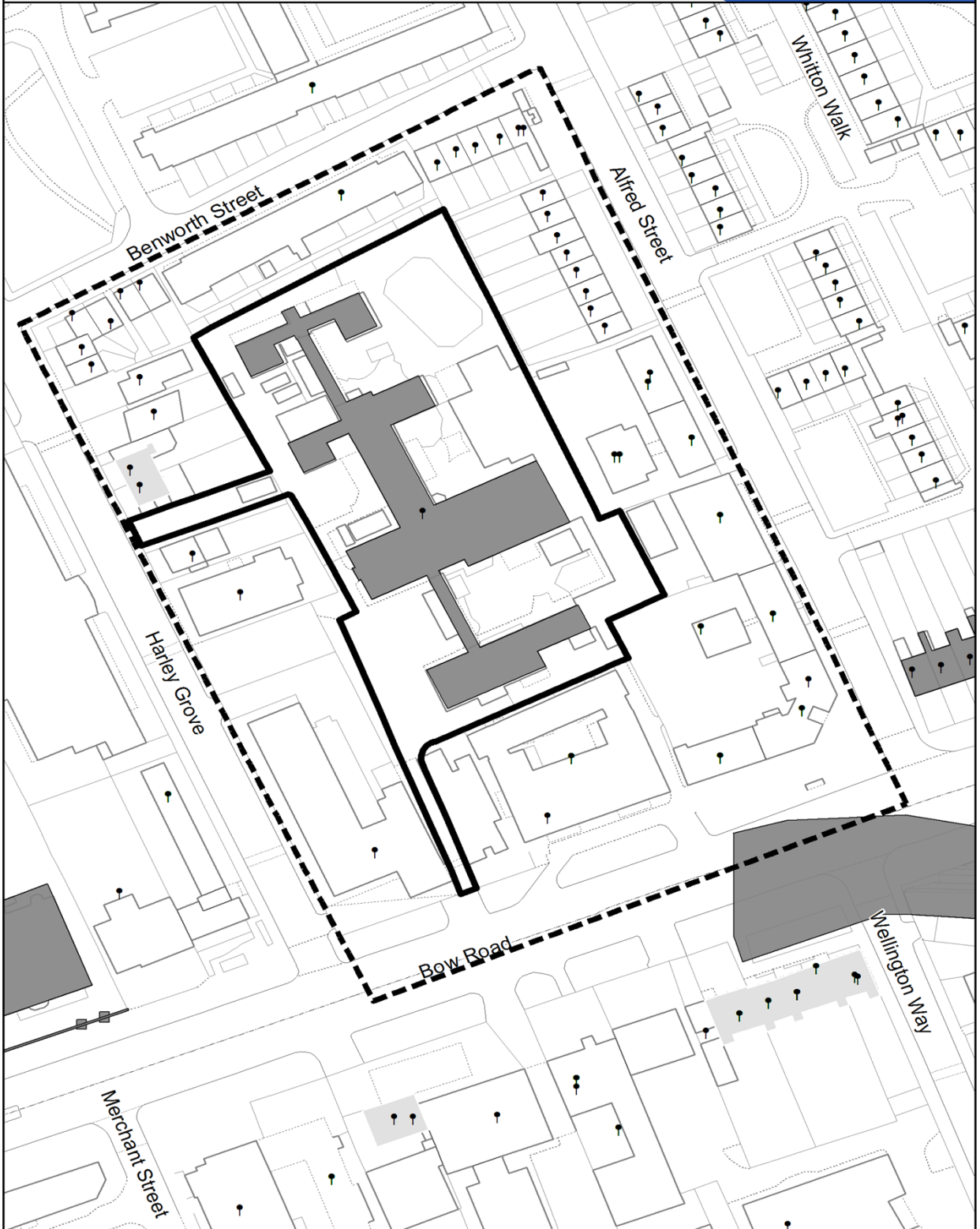
9.3 London Plan policy 7.8 requires development to identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate and requires development affecting heritage assets and their settings to conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

- 9.4 Adopted CS Policy SP10 seeks to protect and enhance the boroughs Heritage Assets and policy DM27 of the Managing Development Document seeks to ensure development, does not result in an adverse impact on the character, fabric or identity of the heritage asset or its setting; is appropriate in terms of design, scale, form, detailing and materials in its local context and that it enhances or better reveals the significance of the asset or its setting.
- 9.5 The existing bin store is a modern addition with little historic value. Given it is to be retained with limited alterations included the removal of existing timber panels and double doors and the removal of a non-original non-load bearing blockwork wall. Accordingly, no objection is raised to the proposed external works.
- 9.6 The proposal seeks their replacement with new glazed doors and windows, with Aluminium cladding, timber cladding is also proposed on the façade. The proposed materials and design are considered sympathetic to the special character of the Grade II* listed building.
- 9.7 The internal works are required for the unit to be fitted out as a food technology classroom. These include, new finishes to be installed which include areas of wall and floor tiling, painted plasterboard and timber cladding. New suspended ceiling finishes to be fitted along with new lighting and ventilation equipment. These works are required in order to ensure the proposed kitchen area is fit for purpose.
- 9.8 The internal works are minor in nature and would not adversely impact on the listed building.
- 9.9 Historic England have been consulted on the application and have raised no objections. Similarly, the proposal has been reviewed by the boroughs Listed Building officer who has no objections to the proposal. There are no changes to the brickwork and no significant impact on the external facades of the host building, furthermore these structures are not part of the original listed building and therefore a change will not have a significant impact on the character and appearance of the overall listed building compound.
- 9.10 In conclusion it is considered that the proposal would have an acceptable impact on the character of the Grade II* listed building. In line with s66 of the Planning (Listed Building and Conservation Areas) Act the development would preserve the special architectural interest of the listed building and would result in a significant benefit to the school, according with the aforementioned planning policies.

10 CONCLUSION

- 10.1 These proposals would allow the building to enhance its original function as a school whilst not adversely impacting on the historic fabric of the building. 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. Listed Building Consent should be GRANTED for the reasons set out in the EXECUTIVE SUMMARY and MATERIAL PLANNING CONSIDERATIONS sections as set out in the RECOMMENDATION at the beginning of this report.

Planning Application Site Map
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Planning Application Site Boundary	Locally Listed Buildings	Land Parcel Address	
Consultation Area	Statutory Listed Buildings	0 30 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.