

Committee: Development	Date: 3 rd August 2016	Classification: Unrestricted	Agenda Item:
Report of: Corporate Director of Development and Renewal		Title: Listed Building Application	
Case Officer: Hannah Murphy		Ref No: PA/16/01106	
		Ward: Mile End	

APPLICATION DETAILS

- 1.1 **Location:** Bonner Mile End Primary School, Building 1, 2C Ropery Street, London, E3 4QE
- Existing Use:** School
- Proposal:** Demolition of a section of internal wall including the introduction of a new archway.
- Documents:** Design, Impact & Access Statement
- Drawing No's:** 1602-001-0200
1602-001-0300
1602-001-301 Rev.F00
Site Location Plan
- Applicant:** Bonner Mile End Primary School
- 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 (2015) and National Planning Policy Framework (2012) and has found that:
- 2.2 The proposed new opening in the internal wall has been sensitively designed to preserve the special character of the Grade II* listed site.
- 2.3 In accordance with the Arrangements for Handling Heritage Applications Direction (2015), Historic England has 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 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 site 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 to reopen a previously blocked opening in an internal wall located in the play area at Bonner Mile End Primary School. This new entranceway will provide access between an existing playground and a new play area.
- 5.2 The opening has been designed sympathetically to the Grade II listed site and includes the introduction of an archway with coping stones bricks to match the adjoining walls.

Site and Surroundings

- 5.3 Bonner Mile End Primary School, located to the north of Roper Street, contains two main school buildings (Block A and B) and three smaller single storey outbuildings (Blocks C, D and E).
- 5.4 The application relates to an internal wall located in close proximity to Block E (shown in Figure 1).
- 5.5 Blocks A and B are Grade II listed and the remainder of the site is listed by association. The site is also located within Roper Street Conservation Area.

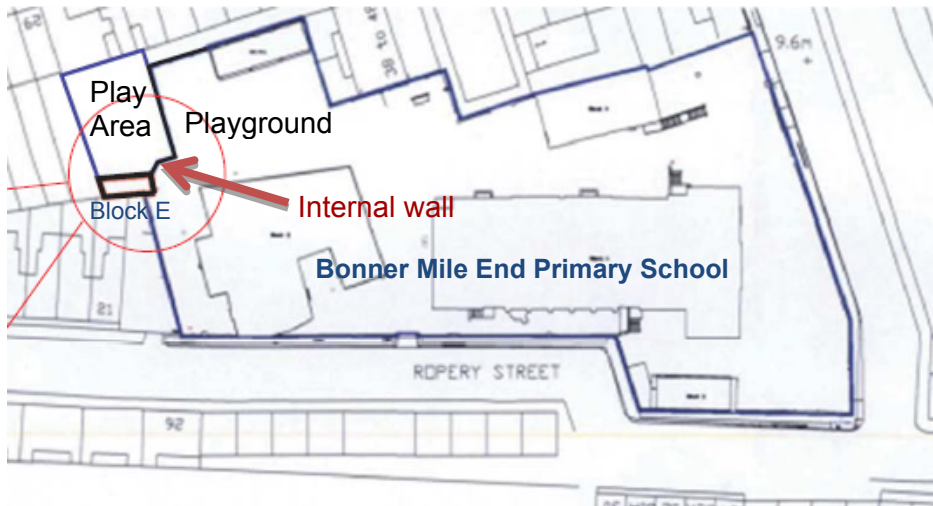


Figure 1: Application Site Plan

Relevant Planning History

5.4

The site has an extensive planning history, with the earliest application in 1991. This is the first planning application relating to this section of wall.

6. POLICY FRAMEWORK

6.1 Spatial Development Strategy for Greater London (London Plan 2015)

3.18	Education Facilities
7.8	Heritage assets and archaeology

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

Policies:	SP09	Creating Attractive and Safe Streets and Spaces
	SP10	Creating Distinct and Durable Places
	SP12	Delivering Placemaking

6.3 Managing Development Document (2013) (MDD)

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

6.4 Supplementary Planning Guidance

Ropery Street 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:

7.2 **Historic England do not wish to comment.**

7.3 **LBTH Design & Conservation Officer: do not object to the proposal.**

7.4 **Victorian Society: no comments received.**

7.5 **Society for the Protection of Ancient Buildings: no comments received.**

7.6 **Georgian Group: no comments received.**

7.7 **Council for British Archaeology: no comments received.**

7.8 **Ancient Monuments Society: no comments received.**

8. LOCAL REPRESENTATION

8.1 A total of 39 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 MDD 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.

- 9.6 The proposal seeks to open a previous blocked off entranceway situated on a section of internal wall. The new entranceway will provide access between an existing playground and a new play area.
- 9.7 The proposal includes the introduction of a brick archway and the reinstatement of coping stones along the top of the wall to match the adjoining walls. Overall, it is considered that the proposal will preserve and may even enhance the Grade II listed site.
- 9.8 The proposal has been reviewed by the boroughs Conservation Officer who has not raised any objections to the proposal.
- 9.9 In conclusion it is considered that the proposal would have an acceptable impact on the character of the Grade II listed site. 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.

The proposal would also preserve the character of the Ropery Street Conservation Area and therefore accords with policy DM27 of the MDD and policy SP10 of the CS.

10 CONCLUSION

- 10.1 These proposals would allow access between the play area and the playground without having an adverse impact on the historic fabric of the site. The works will preserve and enhance the special historical and architectural character and appearance of the Grade II Listed site. 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 MDD, 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.

Appendix A Consultation Area

