

Committee: Development	Date: 26 October 2016	Classification: Unrestricted	Agenda Item Number:
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Report of: Director of Development and Renewal	Title: Applications for Planning Permission
Case Officer: Jennifer Chivers	Ref No: PA/16/01199 Ward: Bethnal Green

1.0 APPLICATION DETAILS

Location:	Flat 17, Treyvelyan House, Morpeth Street, E2 0PY
Existing Use:	Residential (C3)
Proposal:	Internal alterations on 3rd and 4th floor to reconfigure kitchen, bathroom and storage
Drawings and documents:	001,002,003,004,005,006; Block Plan; Location Plan;
Applicant:	Zoe Chick
Ownership:	Tower Hamlets
Historic Building:	Grade II Listed
Conservation Area:	N/A

2.0 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), Tower Hamlets Managing Development Document (2013) the London Plan (MALP 2016) 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 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).

3.0 RECOMMENDATION

3.1 That the Committee resolve to **GRANT** Listed Building Consent subject to conditions as set out below.

1. Time Limit.
2. Completion in accordance with approved drawings
3. Materials to match existing.

4.0 PROPOSAL AND LOCATION DETAILS

Proposal

4.1 The proposed development involves internal alterations to the existing maisonette flat.

These works include:

- An opening between the kitchen and living dining room
- Alterations to storage space
- Enlargement of toilet room with new layout in bathroom.

Site and Surroundings

4.2 The maisonette flat is located on the third and fourth floors within Trevelyan House which is a modernist, brutalist post war housing block that is Grade II Listed. It is situated on Morpeth Street in Globe Town, Bethnal Green. It is part of the Greenways Estate and has a neighbouring identical twin block the Sulkin House (Grade II Listed) located on Knottisford Street.

The Listing description states:

Block of 24 maisonettes. Designed 1952-3, built 1956-8 by Denys Lasdun (Fry, Drew, Drake and Lasdun) Margaret Rodd assistant architect. Ove Arup and Partners engineers. Reinforced concrete cross-wall construction with ends formed of pre-cast permanent shuttering and some brick cladding. Eight floors (four maisonettes) high over basement; six units per floor set in butterfly plan of two ranges, the rear unit in each group of three set at right angles to the other pair. The ranges set around central lift tower and staircase treated as a distinct element in the composition and linked to the housing only by access landings. This plan form, refined became known as the "cluster" block. Original-style doors abutting original metal windows to hallways. All other windows renewed in uPVC, save those to No.2 which has full set of original windows with opening casements and glazed panels under each. Projecting copings and balconies. All maisonettes have an L-shaped lounge with balcony and kitchen on ground floor, and two bedrooms and bathroom over; their fittings not of special interest.

4.3 The building is not subject to any other designations.

Planning History

4.4 There is a large amount of site history associated with Trevelyan House but the only most relevant permission is below:

4.5 PA/14/01396 - Internal works consisting of two openings to achieve open plan living on the lower floor of the flat - (1) An opening from the kitchen to the lounge and an enlargement of the door opening from the hallway to the lounge. Permit 18/7/2014

5.0 POLICY FRAMEWORK

5.1 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:

5.2 Government Planning Policy

National Planning Policy Framework 2012
National Planning Practice Guidance 2014

5.3 London Plan MALP 2016

7.4 - Local character
7.6 - Architecture
7.8 - Heritage assets

5.4 Tower Hamlets Core Strategy 2010

SP02 – Urban living for everyone
SP10 – Creating distinct and durable places
SP12 - Delivering placemaking

5.5 Managing Development Document 2013

DM23 - Streets and the public realm
DM24 - Place-sensitive design
DM25 - Amenity
DM27 - Heritage and the historic environment

5.6 Supplementary Planning Documents

NA

6.0 CONSULTATION RESPONSE

6.1 The views of the Directorate of Development & Renewal are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

6.2 The following were consulted regarding the application:

External Consultees

Historic England

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

20th Century Society

- 6.4 No comments received.

Internal Consultees

LBTH Conservation and Design Officer

- 6.5 No objection

7.0 LOCAL REPRESENTATION

- 7.1 A total of 27 consultation letters were sent to nearby properties as detailed on the attached site plan. A site notice was erected on 8 June 2016 and a press notice was advertised on 2 June 2016. No letters of representation have been received in support/objection.

8.0 MATERIAL PLANNING CONSIDERATIONS

- 8.1 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.

- 8.2 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.

- 8.3 Sections 16 and 66 of the Planning (Listed Building and Conservation Areas) Act 1990 Act requires decision makers to *"have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses"* when determining applications which affect a listed building or its setting
- 8.4 The relevant London Plan policies are policies 7.4, 7.6 and 7.8 which broadly 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.
- 8.5 The Council's Core Strategy strategic objective SO22 aims to "Protect, celebrate and improve access to our historical and heritage assets by placing these at the heart of reinventing the hamlets to enhance local distinctiveness, character and townscape views". This is to be realised through strategic policy SP10 which aims to protect and enhance borough's Conservation Areas and Statutory Listed Buildings and to preserve or enhance the wider built heritage and historic environment of the borough to enable creation of locally distinctive neighbourhoods with individual distinctive character and context. Policy SP10 also sets out the broad design requirements for new development to ensure that buildings, spaces and places are high-quality, sustainable, accessible, attractive, durable and well integrated with their surrounds.
- 8.6 Policy SP10 is realised through the detailed development management policy DM24 of the Managing Development Document which aims to ensure that development is

designed to the highest quality standards and is sensitive to and enhances the local character and setting of the development by respecting 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.

- 8.7 Detailed criteria for assessing impact on heritage assets are set out by policy DM27. 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. With regards to alterations to heritage assets, 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.
- 8.8 The exterior of the building being the unique orientations of the units and the pre-cast concrete design provide the special architectural interest of the listed building and there are no external design changes as part of this application.
- 8.9 The listing description specifically identifies that 'all maisonettes have an L-shaped lounge with balcony and kitchen on ground floor, and two bedrooms and bathroom , their fittings are not of special interest'.
- 8.10 The interior of this unit has had some upgrade works historically and would not be considered original, however the internal plan form is retained and the L Shaped lounge being retained. The proposal involves the creation of an opening between the kitchen and living room on ground floor and this maintains the internal plan form. At fourth floor level the extension to storage space and enlargements to the bathroom, maintains the upper floor layout of the bedrooms and the proportions. The proposed works involve minimal loss of original material and this is not of special historical interest. The plan form remains obvious and is retained by the proposed works. Additionally, the interventions are viewed as minimal and reversible.
- 8.11 Overall, 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, according with the aforementioned planning policies.

9.0 CONCLUSION

- 9.1 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 Core Strategy, policy DM27 of the Managing Development Document, which seek to ensure the works to listed buildings preserve features of special historic and architectural interest

10.0 SITE MAP

