

<b>Committee:</b> Development	<b>16 November 2011</b>	<b>Classification:</b> Unrestricted	<b>Agenda Item No:</b> 7.4
<b>Report of:</b> Director of Development and Renewal		<b>Title:</b> Conservation Area Consent	
<b>Case Officer:</b> Kamlesh Harris		<b>Ref No:</b> PA/11/01919	
		<b>Ward(s):</b> Mile End East	

## 1. APPLICATION DETAILS

- Location:** 40-50 Southern Grove, London E3 4PX
- Existing Use:** Resource Centre and Community Centre
- Proposal:** Demolition of all existing buildings to the south of the Victorian Southern Grove Lodge.
- Drawing Nos:** P00102C and P00601C
- Supporting Documents:** Heritage Impact Statement – dated July 2011
- Applicant:** Bouygues UK  
Elizabeth House  
39 York Road  
London SE1 7NQ
- Owner:** London Borough of Tower Hamlets
- Listed Building:** Not applicable
- Conservation Area:** The Southern Grove Lodge Extension situated to the north east of the application site is located within the Tower Hamlets Cemetery Conservation Area. The remaining buildings, namely Wilfred Reeve Centre, Resource Centre and Boiler House are not included within the conservation area boundary.

## 2.0 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 Plan 2011, the Adopted Core Strategy 2010, the London Borough of Tower Hamlets Unitary Development Plan 1998 and associated supplementary planning guidance, the Council's Interim Planning Guidance 2007 and Government Planning Policy Guidance and has found that:

1. The proposed demolition of the Southern Grove Lodge Extension is considered appropriate in respect of demolition in a Conservation Area. The demolition of this building would have a neutral impact on the character and appearance of the Tower Hamlets Cemetery Conservation Area. The proposal therefore accords with PPS5: Planning and the Historic Environment, saved policy DEV28 of the adopted Unitary Development Plan (1998), CON2 of the Interim Planning Guidance (October 2007) and SP10 of the Adopted Core Strategy. These policies seek to ensure that demolition within conservation areas seeks to preserve or enhance conservation area character and appearance.
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### **3.0 RECOMMENDATION**

3.1 That the Committee resolve to refer the application to the Secretary of State with the recommendation that the Council would be minded to grant Conservation Consent subject to conditions as set out below:

- § 3 year time period
- § Salvage historic materials from the Southern Grove Lodge extension building
- § Any other condition(s) considered necessary by the Corporate Director Development & Renewal.

Informative

1. This Conservation Area Consent should be read in conjunction with planning application PA/11/01918

### **4.0 PROPOSAL AND LOCATION DETAILS**

#### **Proposal**

- 4.1 The application seeks conservation area consent to demolish the Southern Grove Lodge Extension which is a building included within the Tower Hamlets Cemetery Conservation Area.
- 4.2 This demolition (along with the demolition of other buildings on the site, not included within the conservation area) is required in order to facilitate the redevelopment of the site as part of the Government's Building Schools for the Future (BSF) Programme. The redevelopment of the site involves the provision of new premises for the existing Beatrice Tate School, a Special Education Needs (SEN) currently situated in Bethnal Green. This forms the basis of the full planning permission application which was determined on 31 October 2011.

#### **Site and Surroundings**

- 4.3 The site is located in Southern Grove to the south of Mile End Road. Further south is Hamlets Way and the Tower Hamlets Cemetery. The east of the site is bounded by the rear gardens of residential properties along Brokesley Street. The application site comprises, the 1970's 2/3 storey Wilfred Reeve Centre and Resource Centre and also, the Southern Grove Lodge Extension and a small boiler house. To the north of the site, is the vacant 1980s office building and the Southern Grove Lodge.
- 4.4 The entire Southern Grove site was formerly occupied by the Whitechapel Union Work house, built in the late 19<sup>th</sup> century. The buildings proposed for demolition are further south and more modern in appearance, except for the extension to the Southern Grove lodge which is a later addition of the 19<sup>th</sup> century building and served as a boiler house.
- 4.5 The Wilfred Reeve Centre is a two storey red brick building with a shallow pitched concrete tiled roof, uPVC windows and coloured panelling beneath. The Resource Centre, also known as Charles Key Lodge, is a part one and part two storey red brick building with similar roof profile as Wilfred Reeve Centre and with plastic windows, plastic boxed eaves and white panelling on its elevation. The small boiler house, situated towards the south eastern corner of the site is a single storey red brick structure. The Southern Grove Lodge Extension is situated towards the north eastern corner of the application site and is the only building included within the Tower hamlets Cemetery Conservation Area. This building is a later addition of the former work house and is constructed in yellow stock brick and arched sash windows with red brick headers, stone cills and keystones. This building is in a very poor state of repair.

- 4.6 The west of the site and along most of Southern Grove on the opposite side of the application site, the area is predominantly residential, ranging from tower blocks and smaller six storey residential flats.

### **Relevant Planning History**

- 4.7 PA/09/02065 Regeneration of Eric and Treby Estate comprising the refurbishment of existing buildings, the demolition of 14 bed-sit units at 1-14 Brokesley Street and the erection of buildings between 1 and 7 storeys to provide 179 residential units (comprising: 19 x studio, 61 x 1 bed, 52 x 2 bed, 38 x 3 bed and 9 x 5 bed), two new community buildings of 310sq.m and 150sq.m, a new housing management office of 365sq.m and 251sq.m of commercial space and the introduction of an estate wide landscape improvement scheme. Permitted 22 March 2010 by the development committee.
- 4.8 PA/11/01918 Demolition of existing buildings and erection of a part two and part three storey school building with associated landscaping, car parking and access points. This application was determined on 31 October 2011.

## **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 Adopted Core Strategy 2025 Development Plan Document (September 2010)**

Policies:	SP07	Improving education and skills
	SP10	Creating distinct and durable places

### **5.3 Unitary Development Plan 1998 (as saved September 2007)**

Policy	DEV28	Demolition of buildings in conservation areas
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### **5.4 Interim Planning Guidance for the purpose of Development Control (October 2007)**

Policy	CON2	Conservation Areas
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### **5.5 Government Planning Policy Guidance/Statements**

PPS5	Planning and the Historic Environment
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## **6.0 CONSULTATION RESPONSE**

- 6.1 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:

### **English Heritage (Statutory Consultee)**

- 6.2 The service wing building situated at the north eastern corner of the application site incorporates attractive brickwork details and distinctive cast iron window frames. The internal roof structure includes elegant ironwork. Any demolition should be considered against all of the relevant policies in PPS5 and local policies. The council is urged however to consider options for new use of the structure associated either with the proposed school or with a restored Southern Grove Lodge.

## **7 LOCAL REPRESENTATION**

- 7.1 A total of 279 neighbouring properties within the area shown on the map appended to this report were notified about the full planning permission application under reference

PA/11/01918. 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:

7.2 No of individual responses: 0      Objecting: 0      Supporting: 0

7.3 No of Petitions:                      0      Objecting: 0      Supporting: 0

## 8 MATERIAL CONSERVATION CONSENT CONSIDERATIONS

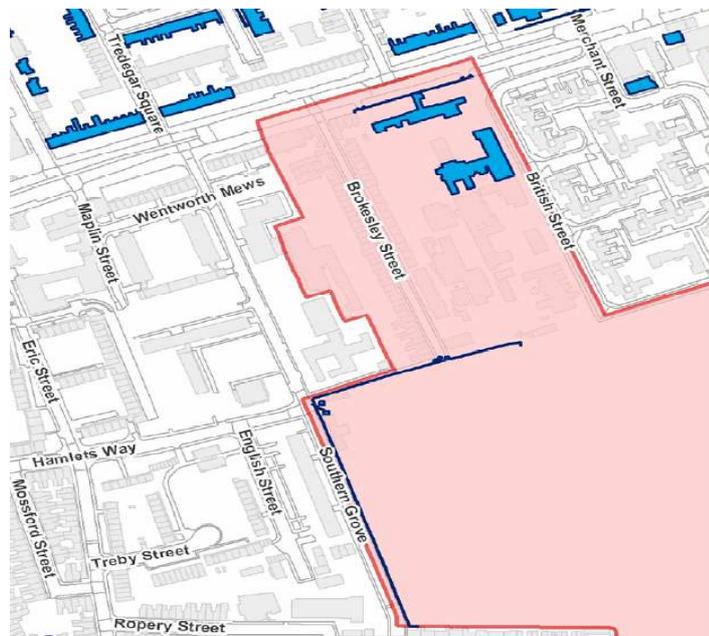
8.1 The issue that is material to this application for conservation area consent is the impact of the demolition on the character and appearance of the conservation area.

### Impact on the Tower Hamlets Cemetery Conservation Area.

8.2 Three of the buildings proposed to be demolished are not included within the conservation area and as a consequence and unlike the Southern Grove Lodge Extension, conservation area consent is not required for the works. The Tower Hamlets Cemetery Conservation Area was designated in November 1987 and is centred on the Victorian cemetery park in Bow.

8.3 The Tower Hamlets Cemetery Conservation Area Appraisal does not specifically mention the extension to the lodge or the Southern Grove Lodge itself. However, the Southern Grove Lodge is recognised as the sole survivor of the original 1872 workhouse, the centrepiece of the original development and the most important part of the Victorian property.

8.4 The Southern Grove Lodge Extension, whilst having some limited architectural merit, remains in a very poor state. Whilst it is acknowledged that the conservation area boundary extends west so as to include this structure (see map below), the main Southern Grove Lodge complex (situated to the north) remains the most predominant feature, in terms of the character and appearance of this part of the conservation area.



8.5 Saved policy DEV28 of the Unitary Development Plan 1998 states that demolition of buildings in a conservation area would be assessed against the desirability of preserving or enhancing the character or appearance of the area, the condition of the buildings and the likely costs of their repair and the significant difficulties to incorporate retained fabric as part

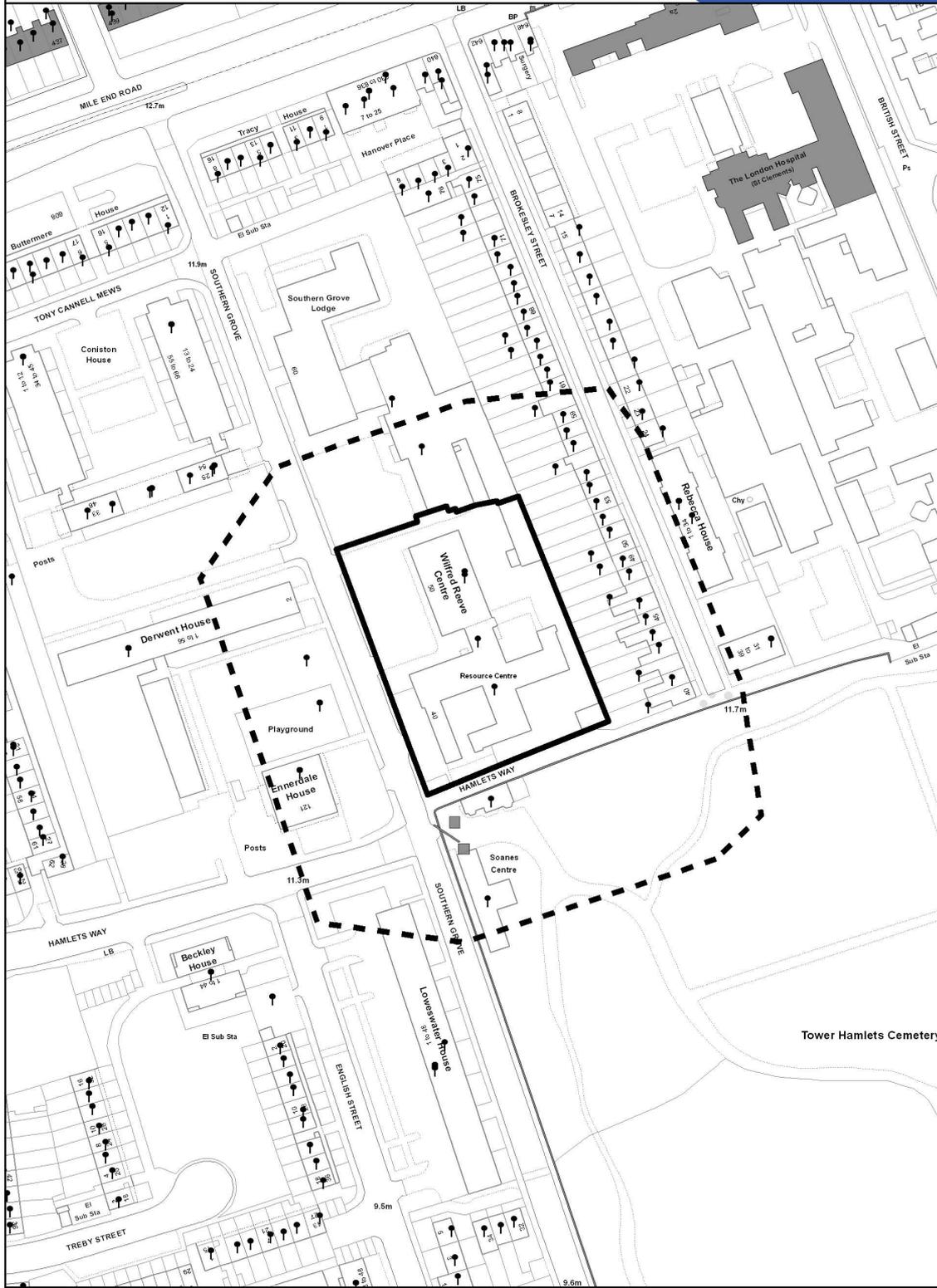
of future redevelopment proposals. Emphasis is also placed on the suitability of any proposed replacement building. In this instance, this takes precedence both in terms of the suitability and design, future use of the site and the special educational needs of the pupils of the Beatrice Tate School. It is considered that the education and public benefits of the proposed scheme outweigh the loss of the Southern Grove Lodge Extension.

- 8.6 The proposed demolition is therefore considered acceptable and would have a neutral impact on the character and appearance of the conservation area. The other buildings are dated around the early 1970s and are of no architectural, historic interest or merit and do not positively contribute to the townscape or the area. In any case, these buildings are situated outside the conservation area and conservation area consent is not required for their demolition.
- 8.7 English Heritage has described the Southern Grove Lodge Extension as being a building with attractive brickwork details and distinctive cast iron window frames. Furthermore, the internal roof structure includes elegant ironwork and whilst it is acknowledged that the building is in poor condition and is not worthy of retention, it seems appropriate to attach a condition to the conservation area consent so as to salvage materials to be re-used elsewhere, to ensure that the main historical features of the building are not permanently lost.
- 8.8 The Beatrice Tate School is in need of additional teaching space to accommodate a projected increase in pupil numbers. This site can provide the additional space required as it is bigger than the existing site in Bethnal Green. Overall, the demolition of all the buildings on site is considered to be outweighed by the substantial public benefit which this scheme offers in terms of the improved and additional specialist educational facilities and the enhancement that the new replacement scheme will bring to the area in general.
- 8.9 For the above reasons, it is considered that the demolition of the Southern Grove Lodge Extension will preserve the character and appearance of the conservation area and any impact of its loss will be outweighed by the benefits arising out of the redevelopment of the site. The Southern Grove Lodge extension does not form the most important feature of the Southern Grove Lodge complex and its loss would not harm the character and appearance of the conservation area. This proposal would be in line with saved policy DEV28 of the Unitary Development Plan (1998), policy SP10 of the Adopted Core Strategy and CON2 of the Interim Planning Guidance (October 2007).

### **Conclusion**

- 8.10 All other relevant policies and considerations have been taken into account. It is considered that Conservation Area Consent should be GRANTED 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	 1:1,750
 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.  
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