

PLANNING COMMITTEE - Date: 16 December 2015

Report of the Executive Head for Economic Development, Planning and Sustainability.

Ref: C2015/72385/LBC	WARD: C13 / CARSHALTON CENT	Time Taken: 18 weeks
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Site: The Old Rectory, FESTIVAL WALK, Ecology Centre, Carshalton SM5 3NY
 Proposal: Listed building consent application for internal structural repairs to tie in Southern Flank wall to the floors and roof and repairs to external wall fractures.
 Applicant: London Borough of Sutton
 Agent: Dennis Harrington

Recommendation:**GRANT PLANNING PERMISSION**

Reason for Report to Committee: The Council is the applicant.

Summary of why application proposals are acceptable:

- The proposed structural repairs are considered to be acceptable in principle and would assist in safeguarding the future of the Listed Building.

1.0 BACKGROUND**1.1 Site and Surroundings:**

1.2 The application site comprises the Sutton Ecology Centre and is managed by the London Borough of Sutton's Biodiversity Team as the main resource for environmental education in the Borough.

1.3 The site is located on Festival Walk and is bounded by West Street Lane to the west. The Old Rectory is a 2.5 storey, red brick building with a hipped slate roof. The building is Grade II Listed, built around 1710 and forms part of a cluster of Listed Buildings around Carshalton Ponds.

1.1 Site Specific Designation:

1.4 The building is Grade II Listed and the site falls within an Archaeological Priority Area, Carshalton Village Conservation Area, the Limit of Sustainable Residential Development of Carshalton Village, a Public Open Space, a Site of Importance for Nature Conservation and the Wandle Valley Regional Park.

1.5 **Relevant Planning History:**

1.6 The following is the most relevant planning history.

1.7 01/47354/LBC Listed Building application for rebuilding of brick wall. Granted 7 September 2001.

1.8 14/70605/3FR Provision of a storage container. Granted 15 December 2014.

2.0 **APPLICATION PROPOSALS**

2.1 **Details of Proposal:**

2.2 The proposal seeks Listed Building Consent for structural alterations to the existing building. The proposed works are as follows:

- The installation of additional joists to strengthen upper timber floors.
- Repair all external wall fractures with helical bars.
- Tie in the southern flank wall to the floors and roof and reinforce.
- Repair and re-point eroded brickwork and mortar.
- Repair damaged plaster to walls.
- Repair fractured steps to external staircase.

2.3 **Significant amendments to application since submitted:** None.

3.0 **PUBLICITY**

3.1 **Method of Notification:**

3.2 8 letters were sent out to nearby occupiers on the 17 August 2015. A site notice was displayed 16 September 2015 and a Press Notice was displayed on 20 August 2015.

3.3 **Number of Letters Received:** None.

3.4 **Official Consultation:**

3.5 **Internal:** None.

3.6 **External:**

3.7 **Historic England:** No objection.

3.8 **Councillor Representation:** None.

4.0 **MATERIAL PLANNING POLICIES**

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that when determining a planning application, regard is to be had to the development plan, and the determination shall be made in accordance with the development plan, unless material considerations indicate otherwise. The development plan for the London Borough of Sutton comprises the following documents:

- The London Plan (2015)
- The Local Development Framework (LDF) which comprises two main documents:
 - (a) The Core Planning Strategy (CPS)
 - (b) The Site Development Policies Development Plan Document (DPD)

- 4.2 Also a material consideration in determining planning applications are:
- National Planning Policy Framework (2012)
 - National Planning Practice Guidance
 - Adopted London Borough of Sutton Supplementary Planning Guidance documents.
- 4.3 **London Plan (2015):**
- 7.8 Heritage Assets and Archaeology
- 4.4 **Local Development Framework:**
- BP12 Good Urban Design and Heritage
- 4.5 **Site Development Policies:**
- DM4 Historic Environment
- 4.6 **Supplementary Planning Guidance/Documents:**
- SPD14 Creating Locally Distinctive Places

5.0 PLANNING CONSIDERATIONS

5.1 The main considerations in relation to this application are:

- **Principle**
- **Impact on the Special Architectural or Historic Interest of the Grade II Listed Building**

5.2 **Principle:**

5.3 Section 16 of the Planning (Listed Buildings and Conservations Areas) Act 1990 states that in considering whether to grant listed building consent for any works the Local Planning Authority shall 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. In accordance with this, Site Development Policy DM4 states that new development should be designed in a way that respects the setting and reinforces the distinctiveness of the heritage designation. The National Planning Policy Framework states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance.

5.4 The proposal would assist in safeguarding the Listed Building and the principle of development is considered to be acceptable.

5.5 **Impact on the Special Architectural or Historic Interest of the Grade II Listed Building:**

5.6 The NPPF states that substantial harm to, or loss of significance of, a heritage asset should be exceptional and consent should be refused unless the harm is necessary to achieve substantial public benefits that would outweigh the harm.

5.7 The proposed structural repairs would have some limited intrusive impact on the external appearance of the building. However, the works are necessary for the continued structural stability of the building and, as such, it is considered that the works would not result in substantial harm to the heritage asset. It is also noted that Historic England has not objected to the proposals.

5.8 The proposal is considered to be acceptable in terms of the impact on the special architectural and historic interest of the Grade II Listed Building.

6.0 **CONCLUSION AND RECOMMENDATION**

- 6.1 The proposed alterations are considered to be acceptable in terms of their impact on the Listed Building. The proposed development would assist in safeguarding the future of the Listed Building.
- 6.2 It is considered that the proposal would not result in material harm to the historic fabric or character of the Listed Building. Therefore, Listed Building Consent should be granted.

Background Papers: C2015/72385/LBC

Drawings and other documents can be viewed on line –

- 1) Go to page: <http://gis.sutton.gov.uk/FASTWEB/welcome.asp>
- 2) Enter Planning Application Number: **C2015/72385**
- 3) Click on Search and View Current Applications
- 4) Click on View Plans & Documents



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C2015/72385/LBC

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WARNING: It is in your interests to ensure you obtain the approval of the Local Planning Authority, where the conditions require that to occur. Failure to comply with the following conditions may lead to enforcement action to secure compliance.

FIRST SCHEDULE

The Old Rectory FESTIVAL WALK Ecology Centre Carshalton SM5 3NY

Listed building consent application for internal structural repairs to tie in Southern Flank wall to the floors and roof and repairs to external wall fractures.

SECOND SCHEDULE

(1) The development must be begun not later than the expiration of three years beginning with the date hereof.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004 (as amended).

(2) All re-pointing works shall be carried out with mortar to match the existing only.

Reason: Having regard to the historic character of the Listed Building.

(3) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: NPS-xx-00-DR-A-001 Rev P1, NPS-xx-00-DR-A-002 Rev P1, L6887-7 Rev 0, L6887-G Rev 0, L6887-1 Rev 0, L6887-2 Rev 0, L6887-8 Rev 0, NPS-RL00-DR-S-01 Rev P0, Heritage Statement, Design & Access Statement, Structural Survey Report, Crack Stitching a Solid Wall using HeliBars, Restraining a Bowed Solid Wall using BowTie HDs into Joist Side and Reconnecting a Cracked Party Wall to an External Solid Wall using CemTies.

Reason: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES.

(1) This application has been assessed against the relevant policies of the London Plan 2015, Sutton's Core Planning Strategy 2009 and the Site Development Policies DPD 2012. The proposal is generally in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) and for this reason Listed Building Consent is granted.

(2) This approval only grants permission under section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Further approval or consent may be required by other legislation, in particular the Building Regulations and you should contact Building Control on 020 8770 6263 or 6325 before proceeding with the work.

(3) Should you require details of the consideration of the application that has led to this decision, the file may be inspected under the provisions of the Local Government (Access to Information) Act 1985. An appointment can be made for this purpose by telephoning 020 8770-5070.