

REGULATORY SERVICES COMMITTEE

14 July 2016

REPORT

Subject Heading:

L0008.16 – Town Hall, Main Road, Romford – Listed Building consent to remove the interior walls from the existing offices on the ground floor of the Town Hall. To close off the doors to the corridors by boarding over the internal space and leaving the doors in situ. This will leave the doors in the corridor in their original state. (received 20/05/16)

Lead Officer:

Helen Oakerbee - Planning Manager Applications

Report Author and contact details:

Adèle Hughes
Senior Planner
adele.hughes@havering.gov.uk
01708 432727

Policy context:

Local Development Framework
The London Plan
National Planning Policy Framework

Financial summary:

None

The subject matter of this report deals with the following Council Objectives

Havering will be clean and its environment will be cared for	<input checked="" type="checkbox"/>
People will be safe, in their homes and in the community	<input type="checkbox"/>
Residents will be proud to live in Havering	<input type="checkbox"/>

SUMMARY

This matter is brought before committee as the application site is Council owned. This proposal relates to the Town Hall, Main Road, Romford. Listed building consent is sought to remove the interior walls from the existing offices on the ground floor of the Town Hall. The proposal would close off the doors to the corridors by boarding over the internal space and leaving the doors in situ. This will leave the doors in the corridor in their original state.

In all respects, the proposal is considered to accord with the relevant policies contained in the LDF Core Strategy and Development Control Policies Development Plan Document and The London Plan. Approval of the application is therefore recommended, subject to conditions.

RECOMMENDATIONS

It is recommended that the application and all relevant documentation be forwarded to the Secretary of State for determination in accordance with Section 12 of the Listed Building Act 1990 and regulation 13 of the Planning (Listed Building and Conservation Areas) Regulations 1990 and that should the Secretary of State be minded to grant Listed Building Consent that the conditions and Reason for Approval below be considered in respect of such consent:

1. Time Limit - The development to which this consent relates must be commenced not later than three years from the date of this consent.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.

2. Accordance with plans - The development hereby permitted shall not be carried out otherwise than in complete accordance with the plans as listed on page 1 of this decision notice approved by the Local Planning Authority.

Reason: The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with the LDF Development Control Policies Development Plan Document Policy DC61.

3. Photographic record - Before any of the development hereby permitted is commenced, a photographic record of the areas affected by the proposed development, including reference to the specific corridors and outward facing doors, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve the character and appearance of the Listed Building and comply with Policies DC61 and DC67 of the Development Control Policies Development Plan Document.

4. Method statement - Before any of the development hereby permitted is commenced, a detailed method statement of the proposed works shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve the character and appearance of the Listed Building and comply with Policies DC61 and DC67 of the Development Control Policies Development Plan Document.

5. Redecoration- The internal walls, ceilings and floors shall be made good and redecorated.

Reason: To preserve the character and appearance of the Listed Building and comply with Policies DC61 and DC67 of the Development Control Policies Development Plan Document

INFORMATIVES

1. Statement Required by Article 31 (cc) of the Town and Country Planning (Development Management) Order 2010: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.

REPORT DETAIL

1. **Site Description:**

- 1.1 The application site is Havering Town Hall; a Grade II listed detached building set on the north western side of Main Road. Designed in 1935 by architects H R Collins and A E O Geens in an International Moderne style and extended by three bays to the south west in 1960 in matching style and materials. To the front of the Town Hall is a car park facing Main Road and Romford Library to the south west. There is a car park and two storey residential dwellings located to the north west of the site.

2. **Description of development:**

- 2.1 Listed building consent is sought to remove the interior walls from the existing offices on the ground floor central wing of the Town Hall. The proposal would close off the doors to the corridors by boarding over the internal space and leaving the doors in situ. This will leave the doors in the corridor in their original state. The proposal aims to improve the space and to improve the environment for staff.

3. Relevant History:

- 3.1 There is extensive planning history; although the most relevant applications are as follows:

L0001.11 - Listed Building Consent to take down internal partitions (stud & plaster board) and make good ceilings and walls and decorate – Approved.

L0016.10 - Listed Building Consent for demolition of internal walls forming an existing toilet to create an open-plan kitchen – Withdrawn.

L0011.03 - Listed building consent for internal alterations to first floor rooms CF3, 4, 5, 17 & 18 – Withdrawn.

4. Consultations/Representations:

- 4.1 The application has been advertised in a local newspaper and by way of a site notice, as the proposal relates to a listed building. The occupiers of 35 neighbouring properties were notified of this proposal. No letters of representation were received.
- 4.2 The Highways Authority has no objection to the proposals.
- 4.3 Environmental Health – No objection.
- 4.4 The Council's Heritage Officer was consulted and has no objection to the proposal and recommends two conditions regarding the submission of photographic record of the areas affected by the proposed development and a detailed method statement of the proposed works.

5. Relevant policies:

- 5.1 Policies CP18 (Heritage), DC61 (Urban Design) and DC67 (Buildings of Heritage Interest) of the LDF Core Strategy and Development Control Policies Development Plan Document are considered material.
- 5.2 Policies 7.4 (Local Character) and 7.8 (Heritage Assets and Archaeology) of the London Plan are relevant.
- 5.3 Chapters 7 (Requiring good design) and 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework are relevant.

6. Staff Comments

- 6.1 The main issues in this case are the impact of the proposal on the appearance and historic character of the Listed Building.

7. Listed Building Implications

- 7.1 Policy DC67 advises that an application for listed building consent will only be allowed where it does not adversely affect a listed building or its setting.

Government policy contained within the National Planning Policy Framework advises that there should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be.

- 7.2 The proposal is judged by the Council's Heritage Officer to be both justified and acceptable. Staff do not consider that the removal of modern partition walls is unacceptable in this case, as they do not form part of the character of the original Listed Building. It is considered that the proposal would improve the utilisation of the offices and would not adversely affect the internal character and appearance of the building, as the doors to the offices would be left in their original state, so there would be no loss of historic fabric. The proposal is therefore considered to be acceptable and to accord with both national and local planning policies. Subject to no contrary direction from the Secretary of State it is recommended that listed building consent be granted.

8. Conclusion

- 8.1 Having regard to all relevant factors, Staff are of the view that this proposal to remove the interior walls from the existing offices on the ground floor of the Town Hall and close off the doors to the corridors by boarding over the internal space and leaving the doors in situ would be acceptable. For the reasons set out in the report, Staff consider that a grant of Listed Building Consent can be given subject to referral to the Secretary of State. Local Authorities within London do not have delegated powers to grant Listed Building Consent on authority owned buildings.

IMPLICATIONS AND RISKS

Financial implications and risks:

None.

Legal implications and risks:

This application is considered on its merits independently of the Council's interest as applicant and owner of the site.

Human Resources implications and risks:

None.

Equalities implications and risks:

The Council's planning policies are implemented with regard to Equalities and Diversity.

BACKGROUND PAPERS

Application forms and plans received 20/05/2016.