

# REGULATORY SERVICES COMMITTEE

2 August 2012

# REPORT

**Subject Heading:**

**L0002.12 – Bretons Social Club, The  
Manor House, 411 Rainham Road,  
Rainham**

**Report Author and contact details:**

**Repair of existing windows.  
Replacement of first floor central  
window with new upper sash of  
original pattern (Application received  
24<sup>th</sup> April 2012)**

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**Policy context:**

**Local Development Framework**

**Financial summary:**

**None**

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

Ensuring a clean, safe and green borough	[ ]
Championing education and learning for all	[ ]
Providing economic, social and cultural activity in thriving towns and villages	[x]
Valuing and enhancing the lives of our residents	[x]
Delivering high customer satisfaction and a stable council tax	[ ]

## SUMMARY

This report concerns an application for the repair of the existing windows and the replacement of the first floor central window with a new upper sash of an original pattern on the front elevation of this Grade II\* listed building. The planning issues are set out in the report below and cover the impact on the listed building. The site is Council owned.

For the reasons set out in the report, Staff consider that a grant of Listed Building Consent should be given subject to referral to the Secretary of State under the Planning (Listed Buildings and Conservation Areas) Regulations 1990. Local Authorities within London do not have delegated powers to grant Listed Building Consent on applications relating to authority owned buildings.

## RECOMMENDATIONS

It is recommended that the Committee delegate to the Head of Development and Building Control authority to grant Listed Building Consent subject to the conditions set out in this report; a referral of the application to the Secretary of State and there being no contrary determination. In the event of a contrary determination by the Secretary of State the matter will be remitted back to Regulatory Services Committee for its further consideration. Conditions:

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

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

2. Materials – The materials for the new and repaired windows hereby approved shall be carried out in strict accordance with the ‘Window repairs Bretons Document 514/03’ dated 24<sup>th</sup> April 2012 and painted white to match the existing windows in accordance with the advice of the Council’s Listed Historic Building and Landscape Officer unless otherwise agreed in writing by the Local Planning Authority.

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

3. Accordance with plans - The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, particulars and specifications.

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.

## INFORMATIVES

### 1. Reason for Approval

The proposal is considered to be in accordance with Policies CP18, DC61 and DC67 of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document.

## REPORT DETAIL

### 1. **Site Description:**

- 2.1 The Bretons Manor (The Manor House) is a late 17<sup>th</sup> century Grade II\* Listed Building located on the western side of Rainham Road. The Manor comprises of a three storey building and forms part of the Bretons Outdoor Recreational Centre owned by the Council. The surrounding area is characterised by playing fields, an equestrian centre and two car parks. To the East, fronting onto Rainham Road, are mainly semi-detached residential properties.

### 2. **Description of development:**

- 2.1 The application seeks Listed Building consent for the repair of the existing windows on the front (East) elevation of this Grade II\* listed building and the replacement of the first floor central window with a new upper sash of an original pattern. The works include replacement and repairs to joinery, repairs to cills and a stone indent to a cill. The timber for repairs, new frames and sashes will be vacuum preservative treated softwood. Cills and replacement cills are to be of European Oak.
- 2.2 The only box frames to be replaced rather than repaired are those on the second floor on the East elevation, which are relatively recent (approximately 1970) replacements constructed in very poor quality timber and exhibiting significant levels of decay and deterioration. The only design change is the substitution of an arched glazing bar profile to the first floor central window (W13) in place of the existing unsuitable pattern.

### 3. **Relevant History:**

- 3.1 L0002.05 – Listed Building consent for replacement of nine windows on the rear elevation – Approved.

L0013.04 – Listed building consent for internal opening – Approved.

#### **4. Consultations/Representations:**

- 4.1 The proposal was advertised by way of a site notice and in the local press as development which relates to a Listed Building. The occupiers of 10 neighbouring properties were notified of this proposal. No letters of representation were received.
- 4.2 The Society for the Protection of Ancient Buildings – The proposals are for the repair and replacement of some windows. It is understood that where possible the windows are to be repaired and if this is not possible they are to be replaced 'like for like'. It appears that the windows that are to be replaced are of recent date and poorly constructed. The approach to the work described in the application documents is one that the Society advocates and supports the sensitive approach to the repair of this historic building.
- 4.3 English Heritage – No comment. The application should be determined in accordance with national and local policy guidance and on the basis of the Council's specialist conservation advice.

#### **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 Policies 7 (Requiring good design) and 12 (Conserving and enhancing the historic environment) of the National Planning Policy Framework is relevant.

#### **6. Staff comments**

- 6.1 The main issues in this case are the impact of the proposed alterations 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 Council's Heritage Officer was consulted and has provided the following comments. Bretons House is Grade II\* listed; dating from the late 17<sup>th</sup> Century, the property was rebuilt around 1740 into the existing three storey, 5 bay brick classical Georgian building with Doric columned porch with projecting bay. The property is owned by the Council and is currently used as a social club.
- 7.3 The application is for the repair to a number of windows on the front elevation, as well as repairs to the window cills. Currently a number of the windows have significantly deteriorated in condition as a result of previous poorly executed repairs and the failure of the materials. The methodology for proposed repairs are well considered and very sympathetic to special character of the heritage asset; each window has been individually appraised to ensure the repairs are bespoke to each box sash window, to allow for the maximum retention of historic fabric whilst retaining a uniform appearance across the façade. The wholesale replacement of the window joinery to number of reveals are considered acceptable; it has been indicated that these are actually 20<sup>th</sup> Century replacements which are of insufficient quality as the materials are failing. As such, their replacement in high quality materials, replicating the original proportions and detailing is considered appropriate.
- 7.4 The window joinery is to be repaired using vacuum preservative treated softwood timber, with the cills in European Oak. The stone indent to the stone cills will be Portland stone, which will match the existing limestone cills. The sash cords will be replaced with waxed jute cords. All of these materials are considered appropriate to the age and style of the building and therefore maintain the authenticity and integrity of the building.
- 7.5 The replacement of the upper sash of the first floor central window is also considered acceptable; the glazing pattern has been altered and it is proposed to return it to its original form, which is more aesthetically pleasing and will restore an original feature of the building. Therefore it is recommended that the application is approved, as the proposed repairs will ensure the historic fabric and architectural detailing of the listed building is retained, and therefore will ensure that the special historic and architectural character of the listed building is preserved. The materials will be secured by condition if minded to grant planning permission. Overall, staff consider that the proposed works to be acceptable.

## 8. **Conclusion**

- 8.1 It is considered that the repair and replacement of windows on the front elevation of Bretons Manor House would conserve and enhance the architectural and historic character and appearance of the Listed Building and the proposal would not adversely affect its setting. The proposed development would be in keeping with the existing building and would not materially harm the visual amenities of the surrounding area or the streetscene. The proposed works would not result in any undue harm to the residential amenities of

neighbouring properties. No issues are raised in respect of parking or highway issues.

- 8.2 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:**

Legal resources will be required for the drafting of a legal agreement.

### **Human Resources implications and risks:**

None.

### **Equalities implications and risks:**

None.

## BACKGROUND PAPERS

Application forms and plans received 11/5/2012.

1. The planning application as submitted or subsequently revised including all forms and plans.
2. The case sheet and examination sheet.
3. Ordnance survey extract showing site and surroundings.
4. Standard Planning Conditions and Standard Green Belt reason for refusal.
5. Relevant details of Listed Buildings, Conservation Areas, Article 4 Directions.
6. Copy of all consultations/representations received and correspondence, including other Council Directorates and Statutory Consultees.
7. The relevant planning history.