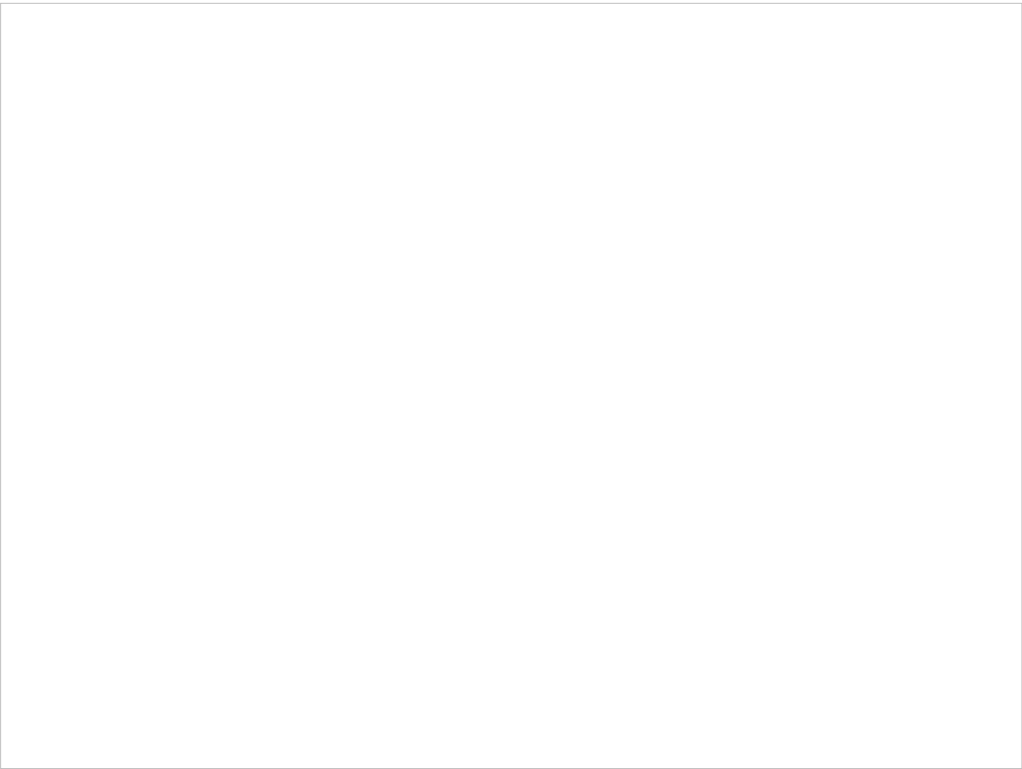


Delegated report – Source of delegation NH232 (Neighbourhoods and Housing) for applications and decisions that are non-committee items

Address: 146a Lea Bridge Road, London, E5 9RF		
Date of Visit: SARS2-CV19 18/03/2020		Reference No: 2020/3491 and 2020/3898
Case officer: Gerard Livett		Ward: Lea Bridge
Locally/Listed Building: Grade II		Conservation Area: Lea Bridge
Consultation Check:	Officer Initial	Date:
Yes	GL	09/09/2020
Proposal: 2020/3491: Change of use of building to provide Buddhist Monastery (Use Class D1) and self-contained residential unit (Use Class C3); erection of single-storey side extension; external works of repair to Listed Building, including provision of windows, doors and bell; hard and soft landscaping including provision of gates and fences. (Planning permission) 2020/3898: Change of use of building to provide Buddhist Monastery (Use Class D1) and self-contained residential unit (Use Class C3); erection of single-storey side extension; internal and external works of repair and alteration to Listed Building, including provision of windows, doors, internal partitions to facilitate development; hard and soft landscaping including provision of gates and fences. (Listed Building Consent)		
Photos of site and surrounds: 		
Front		



Rear



Inside



Site Notice

Site Description:

The site is located on the south side of Lea Bridge Road close to the River Lea and is occupied by a former school building clad in Kentish Ragstone with Bath Stone detailing.

The building is nationally listed by Historic England at Grade II (LEN: 1264991) with the following description: "Mid C19 L-shaped building of coursed rubble, with freestone dressings, in Tudor style. Probably originally a school but now in industrial use. 1-storey north section (schoolroom?) and shorter 2-storey south part (house?). Large Tudor-arched north window, the others square-headed all with hoodmoulds. High pitched tiled roofs: house section has a row of conjoined octagonal chimneys on west side and a bellcote on east. Gabled west porch with Tudor-arched entrance. An interesting survival in a depopulated area." The building is thought to have been designed by Arthur Ashpitel

(1807-1869) FSA, FRIBA (and Vice-President of the RIBA in 1862).

The building is in the Lea Bridge Conservation Area.

The building has been on the Historic England Heritage at Risk Register for many years since its condition is "Poor" (repairs required to the roof and stonework) and "Vacant/not in use".

The building dates from after 1855 and before 1868, when it appears on the Ordnance Survey map as "Infants' School". A likely date of construction is 1860. It appears on the 1894 and 1913 Ordnance Survey Maps as "Mission Room". Victorian polite society regarded canal workers as a problem group. The adults frequented the pub rather than the church and the children were unlikely to be educated outside the barge. The likely narrative is that this school was church run and aimed at canal worker's children and that it fulfilled this function for a relatively short period from 1860 to after 1870. From that date, church schools suffered direct competition with the new state schools built by the School Board for London under Forster's Education Act of 1870. At the same time, the canal industry was in decline due to competition from railways and was perceived as quaint and old-fashioned by the 1920s. The church appears to have retained the building and used it as a Mission Room (church hall and Sunday School) from about 1890 to 1920.

In 1920 the building was sold to the large adjacent Eclipse Glass Works and went into industrial use. By 1960 it was in use by the Maintenance and Co. Ltd metal window manufacturers and Testi and Sons Ltd Mechanical Engineers (Millwrights) and by 1975 was in use by Testi and Sons, Millwrights alone. This last known use appears to have ended by 2007 at the latest.

Development Constraints North:

Open Space

Development Constraints East:

Public House

Development Constraints South:

Residential

Development Constraints West:

Residential

Relevant History:

2013/2118: Conversion of existing school hall building into 2x2 bed flats. External alterations comprising installation of timber shutters, glazed door, conservation-style rooflights, new lead and timber windows, erection of timber fence to the north-east boundary and provision of cycle racks (in conjunction with listed building consent application 2013/1894)

Granted: 18/01/2016

2013/1894: Internal alterations to Grade II listed building comprising installation of internal partitioning, infilling of arched doorway, and external alterations comprising installation of timber shutters, glazed door, conservation-style rooflights, lead and timber windows, timber fence to north-east boundary and provision of cycle racks, in connection with planning application for conversion of the school hall building into 2x2 flats (ref: 2013/2118)

Granted: 18/01/2016

2018/3749: Non-material amendment to planning permission 2013/2118 dated 18/01/2016. Effect of variation would be to allow for the commencement of works without full discharge of conditions 3 (design details), 5 (landscaping) and 7 (tree protection).

Granted: 13/11/2018

2018/3789: Submission of details pursuant to conditions 3 (particulars of works, detailed drawings and glazing sample), 5 (hard and soft landscaping) and 7 (tree protection plan) attached to planning permission 2013/2118 dated 18/01/2016.

Granted: 17/12/2018

2018/3790: Submission of details pursuant to condition 3 (Structural appraisal, details of structural floor, Proposed services, internal joinery) attached to Listed Building Consent 2013/1894 dated 18/01/2016.

Granted: 17/12/2018

Neighbour Consultations/Responses:

Summary: 75 neighbours were consulted, site notice displayed and press notice published

No representations received

Consultations (Internal):

Conservation and Urban Design: Proposal is acceptable, subject to conditions

Landscape Architect: No digging near trees should be undertaken without an Arboricultural Method Statement

Consultations (External):

Historic England: It was not necessary for us to be consulted about this application

Canal and River Trust: No objection, but conditions are recommended

Clapton Conservation Area Advisory Committee:

We welcome the reinstated D-class use. The proposed extension is modest and acceptable. Our only reservation is the detailed design for the railings which need revision to be more in keeping with a building of this period.

Policy:

Policy 3.3 – Increasing housing supply

Policy 3.4 – Optimising housing potential

Policy 3.5 – Quality and design

<p>Development Plan</p>	<p>London Plan 2016:</p>	<p>of housing developments</p> <p>Policy 3.16 – Protection and enhancement of social infrastructure</p> <p>Policy 5.1 – Climate change mitigation</p> <p>Policy 5.2 – Minimising carbon dioxide emissions</p> <p>Policy 5.3 – Sustainable design and construction</p> <p>Policy 6.3 – Assessing effects of development on transport capacity</p> <p>Policy 6.9 – Cycling</p> <p>Policy 6.10 – Walking</p> <p>Policy 6.13 – Parking</p> <p>Policy 7.4 – Local Character</p> <p>Policy 7.6 – Architecture</p> <p>Policy 7.8 – Heritage assets and Archaeology</p> <p>Policy 7.14 – Improving air quality</p> <p>Policy 7.19 – Biodiversity and access to nature</p> <p>Policy 7.24 – Blue ribbon Network</p>
	<p>Hackney: A Place for Everyone – Local Plan 2033</p>	<p>LP1 – Design Quality and Local Character</p> <p>LP2 – Development and Amenity</p> <p>LP3 – Designated Heritage Assets</p> <p>LP6 – Archaeology</p> <p>LP8 – Social and Community Infrastructure</p> <p>LP12 – Meeting Housing Needs and Locations for New Homes</p> <p>LP13 – Affordable Housing</p> <p>LP14 – Dwelling Size Mix</p> <p>LP17 – Housing Design</p> <p>LP42 – Walking and Cycling</p> <p>LP43 – Transport and Development</p> <p>LP45 – Parking and Car Free Development</p> <p>LP47 – Biodiversity and Sites of Importance for Nature Conservation</p> <p>LP51 – Tree Management and Landscaping</p>

		<p>LP52 – Water spaces, Canals and Residential Moorings</p> <p>LP53 – Water and Flooding</p> <p>LP54 – Overheating and Adapting to Climate Change</p> <p>LP55 – Mitigating Climate change</p> <p>LP58 – Improving the Environment – Pollution</p>
	SPD/SPG:	SPG: Housing
	Other	Lea Bridge Conservation Area Appraisal and Management Statement
National Guidance		<p>NPPF</p> <p>NPPG</p>

Assessment and Reasons:

Background

The application proposes the following:

Works of repair and extension to the Listed Building to provide a Buddhist temple and Shrine Room with a self-contained residential unit intended for use by a monk.

The proposal includes landscaping in the grounds.

The proposal raises the following planning considerations.

Land Use

The site has planning permission for conversion into two flats, which would involve greater interventions to the historic fabric of the building. As this development has not been completed, there would be no loss of housing involved with this application.

Officers consider that the proposed use is more in keeping with the original purpose of the building, and it is noted that the building had at one stage been used as a mission hall.

The development plan supports the provision of places of worship, and this proposal would provide a high quality temple that reflects the current religious diversity of the borough.

The provision of a self-contained residential unit is acceptable as it would provide accommodation for a monk, and it is noted that accommodation for priests is often separate from the place of worship.

In order to avoid potential conflicts between residential and religious uses, a condition preventing the separate use of the residential unit is recommended.

Standard of Accommodation

The proposal would provide a two-bedroom residential unit in the rear part of the building. This space was traditionally used as school-keeper's accommodation. The layout, room sizes, outlook and daylight of the residential unit is acceptable.

Design and Conservation

The design policies of the development plan (which include policy 7.4 (Local character) of the London Plan and policy LP1 (Design Quality and Local Character) of the Hackney Local Plan all require development proposals to achieve a high standard of design. In addition, the site is located within the Stoke Newington Conservation Area (a designated heritage asset), to which policies 7.8 (Heritage Assets and Archaeology) of the London Plan and Local Plan policy LP3 (Designated Heritage Assets).

The statutory test for development proposals in conservation areas is that they should preserve or enhance the character and appearance of the conservation area. Case law has established that 'preserving' means to not cause harm.

The building has the following significances:

Aesthetic and architectural interest as a charming and well detailed small school building in a Tudor Gothic manner from around 1860, by a nationally recognised architect, executed in a high status material (stone) with some good quality detailing.

Historic interest as a fairly well preserved example of a church school specifically aimed at canal children and addressing the River Lea trade in its location and orientation. The building has a story to tell of the Victorian church's efforts to educate such children. The plan form of the building continues to generally reflect the original layout and some internal elements survive. The building has additional historic interest as a memory of the industrial uses once common in the immediate area.

Streetscape value as an attractive and unusual element in the Lea Bridge Conservation Area.

Analysis of proposals

These comments relate to the scheme as revised by email on 5th July 2020. A site visit

with photographs by the principal Listed Building Officer took place on 11th July 2020 and the works completed and in progress were seen first-hand and recorded.

The following conservation and design comments are offered on the proposals:

Procedural matters

Works on this building were lawfully commenced, since the initial phases of work were as approved under 2013/2118 and 1894, the conditions for which were all discharged.

The applicants were advised to make these applications as soon as the works diverged from the consented scheme for two flats. This scheme is for a Buddhist Monastery and associated flat.

Substantial matters

The proposed conversion into a Buddhist Temple with a small dwelling for the monk is supported in conservation terms. This use is preferable to the previous consent for conversion into two flats, since the need to subdivide the main schoolroom with a mezzanine floor and other consequential harms are all avoided. The proposed use is close to the original use in terms of function and this results in fewer harmful changes overall. The proposed use is considered to be the optimum viable use in terms of NPPF Para 196 and also has the heritage benefit that there is a high level of public access to the building.

The proposed small toilet extension is necessary and acceptable in conservation terms.

The proposed relocation of the rooflights results in no additional harm in comparison with the previously consented scheme and is therefore acceptable.

Some conditions (for example in relation to the repointing of stonework) are not required. The work has already taken place (based on the previous consent) and has been undertaken to a good standard.

On balance, the proposal is acceptable in design and conservation terms, subject to suitable conditions.

Impact upon amenity

Given the detached nature of the building, the proposal would not have any significant impacts to the amenity of neighbouring occupiers in terms of overlooking, loss of light, overbearing appearance or increased sense of enclosure.

Transportation considerations

The proposal would provide secure cycle parking for the shrine room use in accordance with the standards of the Hackney Sustainable Transport Guidance.

Trees and Landscaping

The proposal includes landscaping to the grounds of the building which is acceptable. The site includes trees of significant amenity value and a condition restricting digging around the trees is recommended.

Blue Ribbon Network

The site is close to the River Lea, for which the Canal and River Trust is a statutory consultee.

The Trust has recommended conditions designed to promote biodiversity and to safeguard trees.

Community Infrastructure Levy

The development is not liable for Mayoral and Hackney Community Infrastructure Levy (CIL).

Conclusion

The proposal is acceptable on design, heritage, land use, amenity and transport grounds.

These applications are recommended for approval

Recommendation:

GRANT planning permission, subject to conditions:

GRANT Listed Building Consent, subject to conditions:

	NAME/SIGNATURE	DATE
Planning Officer	Gerard Livett	11/01/2021
Deputy Team Leader	Mehdi Rezaie	11/01/2021