

Item No. 6.3	Classification: Open	Date: 28 April 2015	Meeting Name: Planning Sub-Committee B
Report title:	Development Management planning application: Council's own development Application 15/AP/0190 for: Listed Building Consent Address: BELLENDEN OLD SCHOOL, BELLENDEN ROAD, LONDON, SE15 4DG Proposal: Demolition of existing three storey extension to enable new part one, part three storey extension to the building; alterations to boundary walls along Maxted Road and Bellenden Road; demolition of outbuildings within the site; alterations to internal partitions and the introduction of new partitions to facilitate primary school use; external alterations including removal of external fire escape stair, replacement fire doors and introduction of new door openings.		
Ward(s) or groups affected:	South Camberwell		
From:	Head of Development Management		

RECOMMENDATION

1. That the Planning Sub-committee consider the application and grant Listed Building Consent subject to condition.

Site Location and Description

2. The subject site refers to the former Old Bellenden School which has been used by Southwark educational services and various community groups since the schools closure. The building is a three storey board school building that has had a three storey hall and stair extension to the southeast elevation of the building.
3. The main pedestrian entrance is located along Maxted Road on the east side of the site with a vehicular/servicing entrance situated along Bellenden Road on the north west side.
4. The main school building is Grade II listed alongside the surrounding boundary wall. The building was erected in 1876 and was designed by Architect ER Robson.
5. The statutory listing reads:

Board school, now local authority offices. Dated 1876, extension to rear dated 1895. By ER Robson, architect to the School Board for London. MATERIALS: red and yellow brick in unusual bond, course of alternating headers and stretchers, alternates with header courses; dressings in brick and rubbed brick. Roof of tile. PLAN: H-shaped plan. 8-window range with 2-window range gable-facing cross wings to Bellenden Road. Return of cross wings to Maxted Road of 2-window range; 3-window to full-height rear wing. EXTERIOR: 3 storeys over basement. The ground- and 1st-floor windows are segmental-arched; 2nd-floor windows to cross wings are also segmental-arched. Second-floor windows of intermediate range are flat-arched and paired; alternate pairs finish in high gabled dormers and project below the sill band; cornice found to smaller paired windows. The tall gable windows also linked by a sill band which serves to divide

the 1st and 2nd floors. Storey band between ground and 1st floors. Alternate 1st-floor windows in intermediate range are divided by flat, brick pilaster strips, having a capital formed by the silhouette of a Jacobean column; each 1st-floor window to cross wings framed by pilaster; Dutch gable to cross wings, with string courses continuing from 2nd floor of intermediate range. First floor of left return articulated as a series of segmental-arched blind arcades, 2 pierced by small windows; in outer arcades plaques bearing the date and the insignia of the London School Board. The bay elevation repeated on rear. Cross-wing like extension to rear contains halls and has a Dutch scrolled gable; designed in a sympathetic style and included in this listing. Square cupola to roof tapering to octagonal bell stage. Stacks at inner corner of cross wings.

INTERIOR: not inspected. SUBSIDIARY FEATURES: perimeter wall of brick in Flemish bond with ornamental gateway.

Details of proposal

6. The proposed works are required to create a new 2FE primary school with associated internal teaching and administrative/ancillary spaces and external play areas, access and stores. The proposals comprise the demolition of a three storey wing (itself an extension to the original building) at the rear, changes to the interior layout including the removal of partitions, the removal of an internal staircase, the removal and reinstatement of damaged fabric and the construction of a contemporary part single storey/part three storey extension to the rear of the building. An existing sub-station in the south west corner is to be re-located on the Bellenden Road frontage and alterations are to be undertaken to the boundary walls including the formation of new gates on the Bellenden Road frontage, a new school 'sign', new railings and the provision of mesh fencing on the boundaries with the adjoining residential properties.
7. The work proposed includes:
 - Removing part of the 1894 extension, back to the line of the northern cross wing, but retaining the hall wing itself and the infill between it and the southern cross wing.
 - Removing all of the existing glazed partitions.
 - Constructing new internal partitions to form classrooms and ancillary accommodation.
 - Installing new suspended ceilings and new acoustic treatment to ceilings and walls. Installing new floor finishes.
 - Inserting rooflights into the existing flat roof.
 - Inserting a platform lift to all floors and introduction of new services risers.
 - Inserting an additional staircase within the 1894 extension.
 - Constructing a new part single storey/part three storey contemporary extension to the south east of the main building, extending beyond the line of the 1894 extension into the boys' playground.
 - Adapting existing single storey outbuildings on the edge of the playground for use as stores
 - Relocation of sub-station from south west corner to Bellenden Road frontage
 - Works to the service buildings adjacent to the south east boundary, including the construction of a new substation.
 - Works to the boundary wall facing Bellenden Road (provision of new metal gates to playground and new metal gates to the re-located sub-station)

Planning history

8. 14/AP/4389 Application type: LBC - Council's Own Development (LBC)
Strip out of modern fixtures, fittings and some partitions from the building, along with the

removal and replacement of fabric damaged by water ingress.
Decision date 28/01/2015 Decision: Referred to SoS for Decision (RSSD)

9. 15/AP/0174 Application type: Full Planning Permission
Demolition of existing three storey rear W.C./stair-core and erection of a part one, part three storey extension comprising halls/kitchen, ancillary teaching and administrative areas and an external playspace at first floor level; alterations to boundary walls along Maxted Road and Bellenden Road; adaptation of outbuildings within the site; external alterations including removal of external fire escape stair, replacement fire doors and introduction of new door openings - to be decided

Planning history of adjoining sites

10. None relevant.

KEY ISSUES FOR CONSIDERATION

Summary of main issues

11. The main issues to be considered in respect of this application are:
a) the effects on the architectural and historic interests of the Listed Building/site

Planning policy

12. The relevant planning framework, policies and guidance include:

National Planning Policy Framework (the Framework)

Section 1 (Building a strong, competitive economy) particularly paragraphs 20 and 21
Section 7 (Requiring Good Design) particularly paragraph 58
Section 12 (Conserving and Enhancing the Built Environment)

London Plan July 2011 consolidated with revised early minor alterations October 2013

7.4 – Local Character
7.6 - Architecture
7.8 – Heritage Assets and Archaeology

Core Strategy 2011

SP12 - Design and Conservation

Southwark Plan 2007 (July) - saved policies

The Council's cabinet on 19 March 2013, as required by paragraph 215 of the NPPF, considered the issue of compliance of Southwark Planning Policy with the National Planning Policy Framework. All policies and proposals were reviewed and the Council satisfied itself that the policies and proposals in use were in conformity with the NPPF. The resolution was that with the exception of Policy 1.8 (location of retail outside town centres) in the Southwark Plan all Southwark Plan policies are saved. Therefore due weight should be given to relevant policies in existing plans in accordance to their degree of consistency with the NPPF.

3.17 – Listed Buildings

3.18 – Setting of Listed Buildings, Conservation Areas and World Heritage Sites

Peckham and Nunhead Action Area Plan 2014

Policy 24 - Heritage

Impact on architectural and historic interests of Listed Building

13. Belham Primary School is a grade II listed school. It a very early example of a London Board School with its main front elevation onto Bellenden Road dating from 1876.
14. The proposed extension is to the rear of the main elevation on the site of a stairwell/WC rear extension. It would not alter the two rear facing gables of the original Robson School on the northeast and south west wings of the building.
15. Notwithstanding the concerns raised by the Victorian Society in relation to the appearance of the proposed extension and the impact on the architectural and historic interest of the listed building, the proposal is considered to be appropriate to the site and it would represent a subordinate addition to the original listed building. Its material finish picks up on the red of the brickworks in the school and it represents an appropriate response to the materiality of the building. Any attempt to recreate more precisely the quality and character of the original brickwork with a more pastiche design would run the risk of failing to match the quality of the brickwork of the existing school.
16. English Heritage has no objections in principle to the proposed extension, noting that the proposal has been reduced in height and relates well to dormers of the hall wing. The reduced size and the continuation of the datum of string courses through the horizontal joint of the panels are marked improvements which would serve to integrate the two forms of the building, old and new. English Heritage do not raise objections to the alterations to the boundary wall onto Bellenden Road.
17. The internal demolition is extensive on the ground first and second floors. On the ground floor much of this consists of modern additions and the removal of the metal external fire escape.
18. The existing topiary trees which represent a landmark feature in the Bellenden Road streetscene are to be retained.
19. Conditions were recommended by English Heritage in respect of the retention of the Boys and Girls door surrounds and the treatment of existing glazed timber partitions at second floor level. These are duly included in the recommended planning permission.
20. Conditions relating to the "PPC Aluminum Flash Gap" between the Corten and the listed building, and the design of all new doors and windows are included in the contemporaneous planning application (15/AP/0174).

Conclusion on planning issues

21. The demolition of the rear W.C./stair-core and erection of a new Corten single storey/three storey rear extension and alterations to the boundary walls and outbuildings on the site would preserve the integrity of the originally Listed Building and the Bellenden Road and Maxted Road frontages. Subject to conditions relating to joinery, windows and doors, reinstatement/treatment of internal partitions, brickwork and the reuse of the Boys and Girls entrances, the proposal would not harm the architectural and historic merits of the site.

Consultations

22. Details of consultation and any re-consultation undertaken in respect of this application are set out in Appendix 1.

Consultation replies

23. Details of consultation responses received are set out in Appendix 2.

Summary of consultation responses

24. The Victorian Society

Welcome the principle of returning the building to its original use as a school. Support the proposed treatment of the interior though reservations are expressed to the removal of existing glazed screens and further details are suggested.

Objections raised to the proposed three storey extension on grounds of inappropriate appearance of development and harm to architectural and historic interest of Listed Building. Corten cladding would also sound a jarring note in the context of the expansive brick elevations of the original building and its extension of the 1890s. We accept the principle of a contemporary addition, but the quality of the proposed design is not commensurate with that of the listed building.

English Heritage:

I have reviewed the documents and considered them against the guidance we had earlier provided. That guidance referred to the need for the retention of significant historic features such as door surrounds and glazed timber partitions, for the clear and convincing justification of the present design form of the rear extension, and that the extension itself should relate to the context of the existing historic building.

The door surrounds are high quality features indicative of earlier educational practices and should be prominently retained within the Grade II Listed Building. We would not support their reinterpretation as WC entrances. As discussed when we last met there are further opportunities available for the retention of these features. English Heritage is content to be further consulted on this matter as a condition of Listed Building Consent.

The many timber partitions of the school are illustrative of its historic character and past forms of classroom configuration within the building. We had previously recommended the retention of some element of these partitions. The opening up of the northernmost partition at second floor level is necessary in order to better understand the possible options for retention; this work and the devising of feasible options would best be carried out as a condition of Listed Building Consent.

The additional documentation explaining the design evolution of the extension has been gratefully received. We are pleased to see that this block has been reduced in height and relates better to the dormers of the hall wing. The reduced size of the panels and the continuation of the datum of the string of the courses through the horizontal joint of the panels are marked improvements which will serve to better integrate the two forms of the old building and the new.

Human rights implications

25. This planning application engages certain human rights under the Human Rights Act 2008 (the HRA). The HRA prohibits unlawful interference by public bodies with conventions rights. The term 'engage' simply means that human rights may be affected or relevant.
26. This application has the legitimate aim of altering and extending a Grade II Listed Building. The rights potentially engaged by this application, including the right to a fair trial and the right to respect for private and family life are not considered to be unlawfully interfered with by this proposal.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Site history file: TP/2655-165 Application file: 15/AP/0190 Southwark Local Development Framework and Development Plan Documents	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403 Planning enquiries email: planning.enquiries@southwark.gov.uk Case officer telephone: 020 7525 5428 Council website: www.southwark.gov.uk

APPENDICES

No.	Title
Appendix 1	Consultation undertaken
Appendix 2	Consultation responses received

AUDIT TRAIL

Lead Officer	Gary Rice, Head of Development Management	
Report Author	Adam Greenhalgh, Planner	
Version	Final	
Dated	15 April 2015	
Key Decision	No	
CONSULTATION WITH OTHER OFFICERS / DIRECTORATES / CABINET MEMBER		
Officer Title	Comments Sought	Comments included
Strategic Director of Finance & Corporate Services	No	No
Strategic Director of Environment and Leisure	No	No
Strategic Director of Housing and Community Services	No	No
Director of Regeneration	No	No
Date final report sent to Constitutional Team	16 April 2015	

APPENDIX 1

Consultation undertaken

Site notice date: 29/01/2015

Press notice date: 05/02/2015

Case officer site visit date: n/a

Neighbour consultation letters sent: n/a

Internal services consulted:

n/a

Statutory and non-statutory organisations consulted:

Ancient Monuments Society
Council for British Archaeology
English Heritage
English Heritage Ancient Scheduled Monuments
The Georgian Group
The Society for the Protection of Ancient Buildings
The Victorian Society
Twentieth Century Society

Neighbour and local groups consulted:

n/a

Re-consultation: n/a

APPENDIX 2

Consultation responses received

Internal services

None

Statutory and non-statutory organisations

English Heritage
The Victorian Society

Neighbours and local groups

None