

ADDRESS: Disinfecting Station, Millfields Road, London, E5 0AL	
WARD: Kings Park	REPORT AUTHOR: Gerard Livett
APPLICATION NUMBER: 2020/1788	VALID DATE: 18/06/2020
DRAWING NUMBERS: EX-00; EX-01; EX-02 Rev A; EX-03 Rev A; EX05 (Existing Ground Floor Plan Building D) EX-05 (Existing Site Plan Ground Floor Plan); EX-06; EX-07; EX-10; EX-11; PR-01; PR-02; PR-03; PR-10; PR-11; Design and Access Statement (Including Appendix I, Scope of Works; Appendix II, Specification; Appendix III, Photos; Appendix IV, Existing and Proposed Drawing List; Appendix V, Condition Survey 2016); Heritage Statement (Including Appendix I, Photos; Appendix II, Historic Building Record; Appendix III, Statement of Significance)	
APPLICANT: The Mayor and Burgesses London Borough Of Hackney The Town Hall Mare Street London E8 1EA	AGENT: Mr Nick Haseltine Thomas Ford and Partners 177 Kirkdale London SE26 4QH
PROPOSAL: Roof repairs; refix of front lead dome; removal of ceiling plaster; replacement of box gutters; redress existing lead-work; removal of 9 courses of brickwork to rear extension and demolition of lower flat roof and front lean-to roofs; boarding up of all windows and doors; and other repairs as included in the submitted schedule of works.	
POST SUBMISSION REVISIONS: None	

RECOMMENDATION SUMMARY:

Grant Listed Building Consent, subject to conditions

NOTE TO MEMBERS:

This application is referred to members as it relates to a Council's own Listed Building

ANALYSIS INFORMATION
ZONING DESIGNATION:
(Yes)
(No)

	(Yes)	(No)
CPZ	Yes – Homerton and Lower Clapton (N)	
Conservation Area		No
Statutory Listed Building	Yes	
Locally Listed Building		No
Priority Office Area (POA)		No
City Fringe Opportunity Area		No
Central Activities Zone		No

LAND USE DETAILS:	Use Class	Use Description	Floorspace
Existing	Sui Generis	Disinfecting Station	N/A
Proposed	Sui Generis	Disinfecting Station	N/A

RESIDENTIAL USE DETAILS:	Residential Type	No of Bedrooms per Unit				
		1	2	3	4	5+
Existing		0	0	0	0	0
Proposed		0	0	0	0	0
Totals	(Total = 0)					

PARKING DETAILS:	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
Existing	0	0	0
Proposed	0	0	0

1. **SITE CONTEXT**

- 1.1. The site is located on the north side of Millfields Road. The site is used in part for storage and in part for parking. The site is occupied by three main buildings: A caretaker's lodge, currently used as offices; a residential shelter, currently in use as flats; and a disinfecting station, currently not in use. At the rear of the site are a number of ancillary buildings associated with the former use as a disinfecting station.
- 1.2. To the rear (north) and east of the site is a former power station forming part of the UK Power Networks distribution infrastructure. Also to the east is the Council's waste transfer and processing facility. This site has a boundary with the River Lea.
- 1.3. To the immediate west is an alleyway. To the west of that alley is Ruby Close, a development of single-storey Travellers' accommodation. To the south of the site is residential accommodation.
- 1.4. The site is within the Lea Valley Archaeological Priority Area.
- 1.5. The site is within Flood Zone 2. (More Vulnerable – consultation with Environment Agency required)

2. **CONSERVATION IMPLICATIONS**

- 2.1. The Disinfecting Station is Listed Grade II and is on Historic England's Heritage at Risk Register.

3. **RELEVANT HISTORY**

- 3.1. 20/12/2007 - Planning permission was GRANTED for, 'Redevelopment of the site to provide a waste transfer station for the handling and transfer of municipal waste with ancillary development including administrative, welfare and security buildings, storage facilities, vehicle storage, maintenance and refuelling facilities and related engineering and site works, including Environmental Statement.' (2007/2196)
- 3.2. 13/08/2008 - Planning permission was GRANTED for, 'Retention of replacement cooling tower at the rear facing the canal.' (2005/0345)

- 3.3. 20/09/2011 - Planning permission was GRANTED for, 'Revisions to include: revised pedestrian access; revised canopy to the north elevation of the Office and Welfare Building; Coverings to the five green waste, salt and grit bays; an electricity sub station; a mustering cabin; and an IT server room of approved application reference 2007/2196 for 'Redevelopment of the site to provide a waste transfer station for the handling and transfer of municipal waste with ancillary development including administrative, welfare and security buildings, storage facilities, vehicle storage, maintenance and refuelling facilities and related engineering and site works, including Environmental Statement'.' (2008/1397)

4. **CONSULTATIONS**

- 4.1. Date Statutory Consultation Period Started: 02/07/2020
4.2. Date Statutory Consultation Period Ended: 26/07/2020
4.3. Site Notice: Yes.
4.4. Press Advert: Yes
4.5. It is not necessary to consult neighbours in relation to applications for Listed Building Consent.

Statutory Consultees

4.6. Historic England

These proposals are for the remedial works to building D to provide protection from further decay, collapse, water ingress and the risk of trespass. The works include roof repairs, demolition of the extension's flat roof and front lean-to roofs and boarding up of windows and doors.

Building D is one of 10 buildings that make up the Disinfecting Station site. It is listed grade II and has been on the Heritage at Risk Register for a number of years due to its poor, deteriorating condition.

Historic England is supportive of these works, which will effectively 'moth ball' the building until a suitable long term use is found and the site is redeveloped, including conservation of building D. We note that there is no future strategy for the site at present, and given these works will only provide

temporary protection for up to five years, it is vital that your authority considers the future development of the site as a whole.

We recommend you continue to work with your authority's Conservation Officer, who has a good understanding of these buildings and can assist in finding a suitable long term use for the site.

This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

Other Council Departments

4.7. *None*

Local Groups

4.8. *None*

5. POLICIES

5.1. Hackney Local Plan 2033 (Adopted 22/07/2020)

- 5.1.1. PP1 (Public Realm)
- 5.1.2. LP1 (Design Quality and Local Character)
- 5.1.3. LP2 (Development and Amenity)
- 5.1.4. LP3 (Designated Heritage Assets)

5.2. London Plan

- 5.2.1. 7.4 (Local Character)
- 5.2.2. 7.6 (Architecture)
- 5.2.3. 7.8 (Heritage Assets and Archaeology)

5.3. SPD/SPG/Other

- 5.3.1. *None*

5.4. National Planning Policies

- 5.4.1. National Planning Policy Framework
- 5.4.2. Planning Practice Guidance

5.5. **Emerging Planning Policy**

- 5.5.1. The GLA is producing a new London Plan, which was subject to Examination in Public between January 2019 and May 2019. The Inspectors' Panel report was published on 21 October 2019. This contained a series of recommendations on amendments to the Plan, some of which the Mayor chose to accept and some which he chose to reject. The reasons for his rejections accompany the London Plan "Intend to Publish" version was sent to the Secretary of State (SoS) on the 9th December 2019. Subsequently, on the 13th March the SoS raised significant concerns with Intend to Publish London Plan. The Mayor of London responded to the SoS on 24th April to commence discussions regarding the SoS's directions. The adoption of the new Plan is not imminent.
- 5.5.2. The NPPF sets out that decision takers may also give weight to relevant policies in emerging plans according to their stage in preparation, the extent of unresolved objections and degree of consistency with the NPPF. This plan is a material planning consideration but carries limited weight in decision making at this stage.
- 5.5.3. Where relevant, emerging content within this document is discussed in the body of this report.

6. **COMMENT**

6.1. **Background**

- 6.1.1. This building is nationally listed by Historic England at Grade II (LEN: 1253493) with the following listing description: "Disinfecting by Gordon and Gunton for Hackney Borough Council. A single-storey structure in red brick with stone dressing. Twin gables separated by a stack: Two large Diocletian windows to the principal rooms, one with modern steel shutter inserted. Concreted tiled roof INTERIOR: walls lined with white glazed tiles with coloured cornice band, HISTORY: Built by the Public Health Committee under the auspices of Hackney's Chief Medical Officer J.King Warry M.D., under powers granted to the Committee by the Local Government Act, 1899. The steam-cleaning operation was powered by the Borough Electricity Station next door (dem). A rare and complete survival of a purpose-built disinfecting station."
- 6.1.2. The building has been on the Heritage at Risk Register for many

years and is in poor and declining condition.

- 6.1.3. The significance of the building is thoroughly explored in the submitted Heritage Statement, particularly Appendix III.

6.2. Development Proposal

- 6.2.1. The application proposes the following:
- 6.2.2. These proposals are for the remedial works to building D (The Disinfecting Station) to provide protection from further decay, collapse, water ingress and the risk of trespass. The works include roof repairs, demolition of the extension's flat roof and front lean-to roofs and boarding up of windows and doors.

6.3. Land use

- 6.3.1. The disinfecting station was purpose built, together with a shelter building for the use of people who may have had to stay overnight while their homes were being cleansed, and a more prestigious lodge for the site's caretaker. Most of the buildings on the site were erected prior to the commencement of the modern planning system. However, evidence from the AoS indicates that the site was actively in its intended use until the mid-1980s. This suggests that the site was in a sui generis use. Although there were residential uses in the shelter and caretaker's lodge, officers consider that these were ancillary to the use of the disinfecting station and not dwellinghouses in their own right.
- 6.3.2. Following the closure of the disinfecting station the site and buildings have been used for parking and ancillary storage associated with the adjacent waste depot.
- 6.3.3. The caretaker's lodge is currently in use as offices.
- 6.3.4. The former shelter was in use as offices associated with the waste depot, but currently has 'live-in' guardians.

6.4. Design and Heritage

- 6.4.1. Historic England has been consulted and provided their views by letter on 28th July 2020. These views are in line with the comments below.
- 6.4.2. There have been long pre-application discussions in relation to the

approach for these works and the methods proposed. This submission is in line with these discussions.

- 6.4.3. The proposals are for a range of emergency and temporary works to improve the security, structure and weathertightness of the building. In the long term a full plan for this building, including restoring it into a new use, is needed.
- 6.4.4. The scope of the works are attached to this report.
- 6.4.5. The proposed works cause no harm to the significance of the building. The works have considerable public benefits, since they help to ensure that the building is conserved into the future and help to open up options for its reuse. They move towards getting this building off Historic England's Heritage at Risk Register, which is a welcome benefit.
- 6.4.6. The proposals therefore meet the statutory test under Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990, which requires local planning authorities to have special regard to preserving listed buildings and their settings. The proposals are in line with the NPPF as there is no harm identified to the heritage asset. The proposals also accord with local policy LP3, which seeks to conserve and enhance the significance of the borough's designated heritage assets.

6.5. Impact on amenity of adjoining occupiers

- 6.5.1. It is considered that the proposal would have no impact on the amenities of neighbouring occupiers in terms of loss of light, loss of outlook, overbearing impact or increased sense of enclosure, given that the building would not be enlarged or new windows added,

6.6. Transport

- 6.6.1. The proposal raises no significant transport concerns. There would be an impact to the surrounding highway network from the delivery of materials to the site and movements of workers, but this would be relatively short term and could be accommodated on the existing highway network.

6.7. Community Infrastructure Levy (CIL)

- 6.7.1. The proposal is not liable for a Community Infrastructure Levy (CIL) as it does not involve new build floor space of over 100m².

- 6.7.2. In respect of local finance considerations other than CIL, the proposal does not involve any additional financial considerations.

7. **CONCLUSION**

- 7.1. The proposed development is considered to be an acceptable form of development which would safeguard the Listed Building until such time as a more comprehensive plan for its redevelopment comes forward.
- 7.2. The development is considered to have an acceptable impact on neighbouring residents
- 7.3. With regard to the transport impact, the proposal would have an acceptable impact on the surrounding highway network and in relation to other material planning considerations as outlined above.
- 7.4. In light of the above it is considered this would be an acceptable form of development that accord with the objectives and policies within the Development Plan.

8. **RECOMMENDATIONS**

8.1. **Recommendation A**

- 8.1.1. That Listed Building Consent be GRANTED, subject to the following conditions:

8.1.2. **SCB2N – Commencement within three years**

The development hereby permitted must be begun not later than three years after the date of this permission.

REASON: In order to comply with the provisions of Section 18(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended.

8.1.3. **SCB0 – Development in accordance with plans**

The development hereby permitted shall only be carried out and completed strictly in accordance with the submitted plans hereby approved and any subsequent approval of details.

REASON: To ensure that the development hereby permitted is carried out in full accordance with the plans hereby approved.

8.1.4. **Expert Supervision**

The works hereby permitted shall be supervised by an appropriately qualified professional specialising in conservation work, details of which shall be submitted to the Local Planning Authority prior to commencement of works. Any proposed changes to the supervision arrangements shall be submitted to the Local Planning Authority..

REASON: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building in conformity with Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to ensure that special regard is paid to specific architectural features or fixtures and to ensure the fabric is protected from damage during the course of works.

8.1.5. SCL6A

All existing historic features shall remain undisturbed in their existing position and shall be fully protected during the course of works on site, unless specifically authorised otherwise on the drawings hereby approved. The works shall not be carried out otherwise than in accordance with the details thus approved.

REASON: In accordance with Sections 16 and 17 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to ensure that those features which contribute to the special architectural and historic interest of the building are retained.

8.1.6. SCL6B

All existing historic plant and machinery as detailed in Appendix C of Appendix II of the Heritage Statement shall be retained in situ, except where indicated otherwise on the drawings hereby approved. The works shall not be carried out otherwise than in accordance with the details thus approved.

REASON: In accordance with Sections 16 and 17 (1) (a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to ensure that those features that contribute to the special architectural and historic interest of the building are retained.

8.1.7. SCL2

All new works, and works of making good to the retained fabric, whether internal or external, shall be finished to match the original work with regard to the methods used and to material, dimensions, composition, form, colour, finish and profile, and in the case of brickwork, facebond and pointing, except where indicated otherwise on the drawings hereby approved. The works shall not be carried out otherwise than in accordance with the details thus approved.

REASON: In accordance with Sections 16 and 17 (1) (b) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to ensure that the special architectural and historic interest of this building is safeguarded.

8.1.8. NSC

All new internal and external finishes relating to the works hereby approved (and any other incidental works carried out in connection with the approved works) shall match the existing adjacent work in respect of the materials used, detailed execution and finished appearance including the methods used, material, dimensions, composition, form, colour, finish and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

REASON: In accordance with Sections 16 and 17 (1) (b) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to ensure that the special architectural and historic interest of this building is safeguarded.

8.1.9. Variation of works

In the event that a variation from the works hereby approved is proposed, full details of the varied works shall be submitted to and approved by the Local Planning Authority, in writing, before the relevant part of the work commences on site. The development shall not be carried out otherwise than in accordance with the details thus approved.

REASON: In accordance with Sections 16 and 17 (1) (b) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and to ensure that the special architectural and historic interest of this building is safeguarded.

8.2. Recommendation B

That the Sub-Committee grants delegated authority to the Director of Public Realm and Head of Planning (or in their absence either the Growth Team Manager or DM & Enforcement Manager) to make any minor alterations, additions or deletions to the recommended heads of terms and/or recommended conditions as set out in this report provided this authority shall be exercised after consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee (who may request that such alterations, additions or deletions be first approved by the Sub-Committee).

9. INFORMATIVES

- 9.1. SI.1 Building Control
- 9.2. SI.7 Hours of Building Works
- 9.3. NPPF Informative



Signed..... Date.....

Aled Richards – Director, Public Realm

	SUBMISSION DOCUMENTS, POLICY/GUIDANCE/ BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1	<p>London Plan, Hackney A Place for Everyone: Local Plan 2033, National Planning Policy Framework</p> <p>Application documents and LBH policies / guidance referred to in this report are available for inspection on the Council's website</p> <p>Policy / guidance from other authorities/bodies referred to in this report are available for inspection on the website of the relevant authorities / bodies</p> <p>Other background papers referred to in this report are available for inspection upon request to the officer named in this section.</p>	<p>Gerard Livett Senior Planner - Development Management Team 020 8356 8398</p>	<p>2 Hillman Street, London E8 1FB</p>

