

ADDRESS: Portico City Learning Centre, 34 Linscott Road, Hackney, London, E5 0RD	
APPLICATION NUMBER: 2022/1946	
WARD: Lea Bridge	REPORT AUTHOR: Catherine Slade
DOCUMENTS: KPT Design Ltd (Structural Consulting Engineers) Structural Report - Demolition and Excavation ref LP1329 rev 01 dated August 2022	VALID DATE: 05/08/2022
APPLICANT: London Borough of Hackney Property Services	AGENT: ADP Architecture
PROPOSAL: Submission of details pursuant to condition 16 (structural engineer's report - demolition and excavation) attached to listed building consent 2021/1653 dated 04/04/2022	
POST SUBMISSION REVISIONS: None	
RECOMMENDATION SUMMARY: Discharge condition	

REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE:	
Major application	No
Substantial level of objections received	No
Council's own planning application (in accordance with the Planning Sub-Committee Terms of Reference)	No
*Please note that although this is a condition attached to a Council's own listed building consent (2021/1653)- this is not the reason for referral to Planning Sub-Committee. The current submission is being referred back to Planning Sub-Committee as in determination of the application for listed building consent Members resolved that details submitted in support of an application to discharge this condition should be reported back to the Planning Sub-Committee	

REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE:	
Other (in accordance with the Planning Sub-Committee Terms of Reference)	Yes

ANALYSIS INFORMATION

ZONING DESIGNINATION: (Yes) (No)

CPZ	Zone S (Hackney North)	
Conservation Area		X
Listed Building (Statutory)	Yes, Grade II	
Listed Building (Local)		X
POA/PIA		X

CASE OFFICER'S REPORT

1. SITE AND CONTEXT

- 1.1 The site comprises a roughly triangular parcel of land located at the eastern end of Linscott Road. The site has varied ground levels and contains a Grade II listed building known as The Portico, together with associated car parking and landscaping, including a number of mature trees.
- 1.2 The site is bounded to the north and east by playing fields associated with Clapton Girls Academy, and to the south by the gardens of two storey Victorian dwellings fronting onto Powerscroft Road. The site has an access to Linscott Road along its western boundary, to the north of which is a car park used by Clapton Girls Academy which adjoins the site's west boundary. A three storey block of mid-twentieth century flats and associated amenity space is located adjacent to the site boundary to the south of Linscott Road. Elsewhere on Linscott Road are two and three storey Victorian terraced properties in residential use.

2. CONSERVATION IMPLICATIONS

- 2.1 The Portico building is Grade II listed. The portico was nationally listed by Historic England at Grade II (LEN: 1265630) in 1951, with the following listing description:

“Circa 1823. Formerly the London Orphan Asylum. W.S. Inman, architect. Tetrastyle Doric pedimented portico centre with 5 window links, ground floor with Doric colonnade, to 2 window wings. Centre and links in stucco, wings of amber brick with stucco pilasters at angles, Sash windows with glazing bars or margin lights, those in links in moulded architraves, in wings under gauged brick flat arches. Very tall double doors in eared and

battered architrave.”

- 2.2 The gates and forecourt walls are separately nationally listed by Historic England at Grade II (LEN: 1226885) with the following listing description: “Central double gate and flanking side gates with stuccoed walls between and at sides. Wrought iron gates and overthrow are modern.”
- 2.3 The site is located to the north east of the Clapton Square Conservation Area (although it is not visible in views from the conservation area), the boundary of which runs along part of Powerscroft Road.
- 2.4 The United Reformed Church (Round Chapel) and associated buildings, Salvation Army Mothers’ Hospital (front buildings) and number 143, all located on Lower Clapton Road, are also statutorily listed at Grade II with the exception of the United Reformed Church which is listed at Grade II*.
- 2.5 Parts of Clapton Girls Academy are locally listed, as are The Windsor Castle on Lower Clapton Road and 19-19A Goulton Road.

3. RELEVANT HISTORY

3.1 2021/1653 (LBC)

Change of use of the building from Use Class F.1 (learning and non-residential institutions) to Use Class E(e) (commercial, business and service) for use as a health centre. Partial demolition of existing rear extension (stair core) and replacement with rear stair core extension and erection of a two storey side extension with associated means of access, roof-top plant and landscaping, and alterations including repairs and maintenance to the Grade II listed Portico building, fence and gates.

Granted 04/04/2022

3.2 2021/1651 (FPP)

Change of use of the building from Use Class F.1 (learning and nonresidential institutions) to Use Class E(e) (commercial, business and service) for use as a health centre. Partial demolition of existing rear extension (stair core) and replacement with rear stair core extension and erection of a two storey side extension with associated means of access, roof-top plant and landscaping.

Granted 04/04/2022

3.3 No relevant appeal or enforcement history.

4. CONSULTATION

- 4.1 Site Notice: None. There is no statutory requirement for a site notice for applications to discharge conditions, and there is no local requirement (as set out in the London Borough of Hackney Statement of Community Involvement 2014).

4.2 Press Advert: None. There is no statutory requirement for a press advertisement for applications to discharge conditions, and there is no local requirement (as set out in the London Borough of Hackney Statement of Community Involvement 2014).

4.3 **Neighbour Consultation**

4.3.1 Neighbour consultation has not been undertaken as there is no statutory notification requirement for applications to discharge conditions, and there is no local requirement (as set out in the London Borough of Hackney Statement of Community Involvement 2014). No neighbour comments have been received.

4.4 **Other Council Departments**

4.4.1 No responses have been received from other Council departments.

5. **POLICIES**

5.1 The following adopted Development Plan policies are of relevance to the determination of the application:

5.2 **Hackney Local Plan (2020)**

LP3 Designated heritage assets

5.3 **London Plan (2021)**

HC1 Heritage conservation and growth

5.4 **National Planning Policies**

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

6. **COMMENT**

6.1 In the determination of listed building consent 2021/1653 (associated with planning application 2021/1651) by the Planning Sub-Committee, it was requested that condition 16 (structural engineer's report - demolition and excavation) be brought back before the Planning Sub-Committee for consideration. Condition 16 of listed building consent 2021/1653 dated 04/04/2022 states:

Before the start of the relevant part of the works, proposals for any structural works shall be submitted to and, following reporting to Planning Sub-Committee, approved in writing by the Local Planning Authority and

shall be carried out accordingly. The required detail is the submission of a detailed report and method statement by a suitably qualified and experienced chartered structural engineer, addressing the following areas:

- (i) Detailing the engineer's qualifications, relevant experience and supervisory role; and*
- (ii) Explaining how the existing structure stands; and*
- (iii) Detailing the method by which the existing structure is to be supported and protected during the works so as to ensure the structural stability and integrity of all the elements which are to be retained (the temporary works); and*
- (iv) Confirming how damage to the building or surrounding buildings and structures will be avoided and how the safety and stability of the historic building fabric will be ensured; and*
- (v) Detailing the structural interventions to ensure that the building will stand in the future, including details (for example and not limited to) of any new foundation design, underpinning, steelwork and other strengthening and their locations and methods of fixing and installation, with sketches as necessary (the permanent works).*

All excavation and structural works shall be carried out strictly in accordance with the details so approved. All excavation and structural works shall be carried out by hand.

No other excavation or structural works are authorised by this consent without prior approval of the details.

REASON: To ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building.

6.2 In support of the submission, a Structural Report - Demolition and Excavation undertaken by a structural consulting engineer has been provided. This includes the information required by the condition, including details of the additional exploratory works undertaken on site and the resultant findings, concluding that excavation can safely continue to the base of the existing footings (exposed during the investigative works) subject to amendment of the courtyard plan to ensure that existing foundations are not undermined.

6.3 The details have been reviewed by the Local Planning Authority's Conservation, Urban Design and Sustainability Team, and found to be acceptable.

7. CONCLUSION

7.1 The details submitted are considered sufficient and acceptable to discharge the condition. As such, it is recommended that condition 16

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(structural engineer's report - demolition and excavation) of listed building consent 2021/1653 dated 04/04/2021 be discharged.

RECOMMENDATION

RECOMMENDATION A:

That condition 16 (structural engineer's report - demolition and excavation) of listed building consent 2021/1653 dated 04/04/2021 be discharged.

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

ALED RICHARDS – DIRECTOR, PUBLIC REALM

NO	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION CONTACT OFFICER
1.	Submission documents and LBH policies/guidance referred to in this report are available for inspection on the Council's website.	Catherine Slade Planning Officer Ext. 8056	2 Hillman Street, Hackney, E8 1FB
2.	Policy/guidance from other authorities/bodies referred to in this report are available for inspection on the website of the relevant authorities/bodies		
3.	Other background papers referred to in this report are available for inspection upon request to the officer named in this section.		

