

<b>ADDRESS:</b> Portico City Learning Centre, 34 Linscott Road, Hackney, London, E5 0RD	
<b>APPLICATION NUMBER:</b> 2022/2626	
<b>WARD:</b> Lea Bridge	<b>REPORT AUTHOR:</b> Catherine Slade
<b>DOCUMENTS:</b> Specification of London Stock Bricks - Danehill Yellow; sample panel utilising London Stock Bricks - Danehill Yellow and the intended pointing; drawing numbers ADP-00-01-DR-A-1012 rev S4 C17, ADP-00-R1-DR-A-1020 rev S4 C16, ADP-00-XX-DR-A-1210 rev S4 C7, ADP-00-XX-DR-A-1211 rev S4 C6, ADP-00-XX-DR-A-1213 rev S4 C7, ADP-00-XX-DR-A-1330 rev S4 C6, ADP-00-XX-DR-A-1331 rev S4 C7, ADP-00-XX-DR-A-1332 rev S4 C8, ADP-00-XX-DR-A-4100 rev SC4 7, ADP-00-XX-DR-A-4200 rev S4 C2, ADP-00-XX-DR-A-4201 rev S4 C3, ADP-XX-XX-SC-A-6150 rev S4 C4, ADP-XX-XX-SC-A-6151 rev S4 C4, ADP-XX-XX-SC-A-6154 rev S4 C6, ADP-XX-XX-SC-A-6155 rev S4 C5, ADP-XX-XX-SC-A-6156 rev S4 C6 and ADP-XX-XX-SH-A-6152 rev S4 C4; Ali-fabs Crest Coping Basic Fixing Details, Kawneer Architectural Aluminium Glazing Systems brochure - Curtain Wall Systems (AA100), Kawneer Architectural Aluminium Glazing Systems brochure - Framing Systems (451PT), Kawneer Architectural Aluminium Glazing Systems brochure - Window Systems (AA720), Guttercrest Downpipe Selection (round) and Guttercrest Rainwater Hopper Selection (640)	<b>VALID DATE:</b> 31/10/2022
<b>APPLICANT:</b> London Borough of Hackney Property Services	<b>AGENT:</b> ADP Architecture
<b>PROPOSAL:</b> Submission of details pursuant to condition 3 (materials - brick only), 4 (sample panel) and 5 (details - parts (i) details of all new and replacement windows and doors; and (ii) details of the new windows behind the South Colonnade and their reveals; and (iv) details of all rainwater goods; and (v) details of all parapet coverings) attached to listed building consent 2021/1653 dated 04/04/2022	
<b>POST SUBMISSION REVISIONS:</b> Additional information provided	

**RECOMMENDATION SUMMARY:**

Approve details

<b>REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE:</b>	
Major application	<b>No</b>
Substantial level of objections received	<b>No</b>
Council's own planning application (in accordance with the Planning Sub-Committee Terms of Reference)  *Please note that although the submission relates to conditions 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(s) to discharge these conditions should be reported back to the Planning Sub-Committee	<b>No</b>
Other (in accordance with the Planning Sub-Committee Terms of Reference)	<b>Yes</b>

**ANALYSIS INFORMATION**

ZONING DESIGNATION: (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 conditions 3 (materials), 4 (sample of brickwork) and 5 (details) be brought back before the Planning Sub-Committee for consideration.

6.2 Condition 3 of listed building consent 2021/1653 dated 04/04/2022 states:

*Details, including physical samples made available on site, of all materials to be used on the external surfaces of the building and boundary walls shall be submitted to and, following reporting to Planning Sub-Committee, approved by the Local Planning Authority, in writing, before commencement of the relevant part of the works.*

*The development shall not be carried out otherwise than in accordance with the details thus approved.*

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

6.3 Condition 4 of listed building consent 2021/1653 dated 04/04/2022 states:

*The external facing brickwork for the east and south extensions shall not be carried out unless in accordance with a 1 metre square sample panel, which shall have first been constructed on site and, following reporting to Planning Sub-Committee, approved in writing by the Local Planning Authority. The sample panel shall show the type, size, colour, bond, pointing, coursing, jointing, profile and texture of the facing brickwork including coping bricks/stones (if applicable).*

*The approved sample panel shall be retained on site and made available for inspection by the Local Planning Authority for the duration of the construction works.*

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

6.4 Condition 5 of listed building consent 2021/1653 dated 04/04/2022 states:

*Detailed drawings and full particulars of the following shall be submitted to and, following reporting to Planning Sub-Committee, approved in writing by the Local Planning Authority before the start of the relevant part of the works. The works shall not be carried out otherwise than in accordance with the details thus approved:*

*(i) Details of all new and replacement windows and doors; and  
(ii) Details of the new windows behind the South Colonnade and their reveals; and*

*...*

*(iv) Details of all rainwater goods; and  
(v) Details of all parapet coverings; and*

*...*

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

6.5 The conditions require the submission and approval of external materials together with other details of the approved scheme, to ensure that the design quality of the development achieves the standard expected of an extension to a heritage asset and development of corporate importance.

6.6 In support of the submission, the following documentation and information has been received:

Condition 3 - (materials - bricks only):

Specification of London Stock Bricks - Danehill Yellow

Drawing numbers ADP-00-XX-DR-A-1210 rev S4 C7, ADP-00-XX-DR-A-1211 rev S4 C6, ADP-00-XX-DR-A-1213 rev S4 C7, ADP-00-XX-DR-A-1330 rev S4 C6, and ADP-00-XX-DR-A-1332 rev S4 C8

Condition 4 - (sample of brickwork):

A sample panel utilising London Stock Bricks - Danehill Yellow and the intended pointing has been provided on the site.



Condition 3 - (details):

Drawing numbers ADP-00-01-DR-A-1012 rev S4 C17, ADP-00-R1-DR-A-1020 rev S4 C16, ADP-00-XX-DR-A-1210 rev S4 C7, ADP-00-XX-DR-A-1211 rev S4 C6, ADP-00-XX-DR-A-1213 rev S4 C7, ADP-00-XX-DR-A-1330 rev S4 C6, ADP-00-XX-DR-A-1331 rev S4 C7, ADP-00-XX-DR-A-1332 rev S4 C8, ADP-00-XX-DR-A-4100 rev SC4 7, ADP-00-XX-DR-A-4200 rev S4 C2, ADP-00-XX-DR-A-4201 rev S4 C3, ADP-XX-XX-SC-A-6150 rev S4 C4, ADP-XX-XX-SC-A-6151 rev S4 C4, ADP-XX-XX-SC-A-6154 rev S4 C6, ADP-XX-XX-SC-A-6155 rev S4 C5, ADP-XX-XX-SC-A-6156 rev S4 C6 and ADP-XX-XX-SH-A-6152 rev S4 C4

Ali-fabs Crest Coping Basic Fixing Details

Kawneer Architectural Aluminium Glazing Systems brochure - Curtain Wall Systems (AA100)

Kawneer Architectural Aluminium Glazing Systems brochure - Framing Systems (451PT)

Kawneer Architectural Aluminium Glazing Systems brochure - Window Systems (AA720)

Guttercrest Downpipe Selection (round)

Guttercrest Rainwater Hopper Selection (640)

- 6.7 The details and the sample panel which is located on the site have been reviewed by the Local Planning Authority's Conservation, Urban Design and Sustainability Team, and are considered to be acceptable.

## **7. CONCLUSION**

- 7.1 The details submitted are considered sufficient and acceptable. As such, it is recommended that the details submitted pursuant to conditions 3 (materials - bricks only), 4 (sample of brickwork) and 5 (details - parts (i) details of all new and replacement windows and doors; and (ii) details of the new windows behind the South Colonnade and their reveals; and (iv) details of all rainwater goods; and (v) details of all parapet coverings only) of listed building consent 2021/1653 dated 04/04/2021 be approved.
- 7.2 For the avoidance of doubt, all other materials relating to condition 3 (materials) and parts (iii) details of all balustrades, handrails and other similar barriers; (vi) details of external services including but not limited to lighting and CCTV to be affixed to listed buildings and structures; (vii) details of the proposed works to the North and South Colonnade Vaults, including the flooring, any wall treatments, details of the proposed glazed screens, lighting and any other works; (viii) details of all damp proofing works, particularly to the front Barrel Vault below the central steps; (ix) details of the cathodic protection system for the historic iron and steelwork of the listed building; (x) details of interior finishes (e.g. plastering) within the historic building; and (xi) details of the proposed excavation and demolition of the south east door to the South Colonnade Vault (currently buried) of condition 5 (details) remain outstanding and should be considered in due course under a separate submission.

**RECOMMENDATION**

**RECOMMENDATION A:**

That details pursuant to conditions 3 (materials - bricks only), 4 (sample of brickwork) and 5 (details - parts (i) details of all new and replacement windows and doors; and (ii) details of the new windows behind the South Colonnade and their reveals; and (iv) details of all rainwater goods; and (v) details of all parapet coverings only) of listed building consent 2021/1653 dated 04/04/2021 be approved.

**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	Catherine Slade Planning Officer Ext. 8056	2 Hillman Street, Hackney, E8 1FB



2.	<p>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>		
3.	<p>Other background papers referred to in this report are available for inspection upon request to the officer named in this section.</p>		