

ADDRESS: Portico City Learning Centre, 34 Linscott Road, London, E5 0RD	
WARD: Lea Bridge	REPORT AUTHOR: Alix Hauser
APPLICATION NUMBER: 2023/2641 & 2023/2646	VALID DATE: 17/11/2023
<p>DRAWING NUMBERS:</p> <p>2023/2641: ADP-XX-XX-M2-A-1200 Rev S2 P7; ADP-00-XX-DR-A-1201 Rev S2 P5; ADP-00-XX-DR-A-1300 Rev S2 P6; ADP-00-XX-DR-L-1900 Rev S2 P12; ADP-00-XX-DR-L-1901 Rev S2 P13; ADP-00-XX-SH-A-7950 Rev P2.</p> <p>2023/2646: ADP-XX-XX-DR-A-1100 Rev S4 C11; ADP-00-XX-DR-A-1502 Rev CR7; ADP-00-XX-DR-A-4113 Rev S4 C6; ADP-00-XX-DR-A-4114 Rev S4 C3; ADP-00-XX-DR-A-4129 Rev S4 C2; ADP-00-00-DR-A-1501 Rev CR7; ADP-00-00-DR-A-4111 Rev S4 C5; ADP-00-B1-DR-A-1400 Rev CR8; ADP-00-B1-DR-A-1500 Rev CR7; ADP-00-B1-DR-A-3272 Rev S4 C3; ADP-00-B1-DR-A-4130 Rev S4 C2; 2846-63-0S Rev C5; ADP-04-XX-FN-A-1451 Rev 2; ADP-00-XX-SH-A-7951 Rev P1; Inspection of Historic Ironwork Report prepared by Corrosion Engineering Solutions dated 24/07/2023.</p>	
<p>APPLICANT: Peter Burt London Borough of Hackney 1 Hillman Street, London, E8 1DY</p>	<p>AGENT: Andrew Brown ADP Architecture Unit 2, The Fire Station, London, SE1 8SB</p>
<p>PROPOSAL:</p> <p>2023/2641: Submission of details of condition 3 (materials) attached to listed building consent 2021/1653 dated 04/04/2022.</p> <p>2023/2646: Submission of details pursuant to condition 5 (Details of balustrades, external services, colonnade vaults, damp proofing, cathodic protection system, interior finishes and excavation) attached to listed building consent 2021/1653 dated 04/04/2022.</p>	
<p>POST SUBMISSION REVISIONS: Amendments made to balustrade location, breathing strip including in floor of vaults and additional details provided.</p>	

RECOMMENDATION SUMMARY: Discharge conditions 3 & 5 attached to listed building consent 2021/1653.

NOTE TO MEMBERS: At the time the application to which the above conditions relates (2021/1653) was heard at committee, it was requested that these details be brought back for consideration.

REASON FOR REFERRAL TO PLANNING SUB-COMMITTEE:	
Major application	
Substantial level of objections received	
Council’s own planning application (in accordance with the Planning Sub-Committee Terms of Reference)	
Other (in accordance with the Planning Sub-Committee Terms of Reference)	Yes

ANALYSIS INFORMATION

ZONING DESIGNATION

	Yes	No
CPZ	Zone S	
Conservation Area		X
Listed Building (Statutory)	Grade II	
Listed Building (Local)		X
Priority Industrial Area		X

LAND USE

	Use Class	Use Description	Floorspace (sqm)
Existing	F1	Learning and non-residential institutions	679
Proposed	E(e)	Commercial, business and service (provision of medical or health services)	1,017

CASE OFFICER’S REPORT

1.0 SITE 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 existing building, which has been extensively altered over the years, constitutes the remains of a London Orphan Asylum facility dating from 1825, which subsequently passed to the Salvation Army, and latterly to the London Borough of Hackney. Much of the land historically associated with the premises is now occupied by Clapton Girls Academy, resulting in the cramped and artificially

truncated site boundaries. The building was extended in early 2005 through the introduction of a four storey rear extension to allow use of the premises as a Learning Resource Centre specialising in computer sciences. This activity ceased in 2017 and the building was added to the Historic England Buildings at Risk Register in 2020. The site is currently under construction to implement the scheme approved in 2022.

- 1.3 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.
- 1.4 In terms of land use constraints, the site is located within an Archaeological Priority Area, adjacent to a local open space (the playing fields associated with Clapton Girls Academy, recognising that these are not turfed pitches), and to the north east of the Clapton Square Conservation Area (although it is not visible in views from the conservation area) and is within the setting of several locally listed buildings.
- 1.5 The site has a Public Transport Accessibility Level (PTAL) of 5. Linscott Road is an unclassified no-through road which forms part of the London Borough of Hackney highway network. Lower Clapton Road, which Linscott Road joins, is a red route within the control of TfL. The site and Linscott Road are within the Hackney North controlled parking zone (zone S) in which on street parking is restricted between the hours of 0830 and 1830, Mondays to Saturdays.

2.0 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 original form of the building is shown on the 1868-1873 OS map, and consisted of the existing portico, with a chapel behind the central pediment. The colonnades led to north and south ranges, which extended to the east to join the main building, enclosing a square quadrangle. It was extended in 1846 and

included a chapel seating 400 in 1851. In 1879 the building was sold and in 1882 it became the 'National Barracks' of the Salvation Army. The chapel was demolished and the quadrangle excavated, and roofed over to create a massive hall capable of seating more than 4,700 people. The roof was of wood and iron and was lit by 54 panels of stained glass. Historic images also show changes to the gates and the addition of a first floor element to the colonnades. The wings of the building were used as training barracks for 300 cadets with classrooms on the ground floor, workrooms below and bedrooms above. The three day lying in state of the Salvation Army's founder, William Booth, occurred there in 1912. In 1969 the Salvation Army sold the building to Hackney Council. Planning records show that the majority of the listed building was demolished in 1975, after an application on behalf of the ILEA to the GLC, to make space for the newer elements and sports pitches of Clapton Girls' Academy. From 1974 until 2002 this was how the building stood, roofless and open to the elements and in a state of increasing decay. Some tidying up took place: the stucco detailing of the door openings at each end of the colonnades dates from this time. The building was on the Heritage at Risk Register from 1991 onwards. In 2002 Brady Mallalieu architects were commissioned as part of the Government's "Excellence in Cities" programme to provide a Learning Resource Centre, a centralised computer training facility for schoolchildren and adult education. The new building extended the body of the Portico to the rear in the location of the original chapel, providing 4 floors of accommodation. The building was used partly as a sixth form centre but mainly as a teacher training centre for the Hackney Teaching Schools Alliance, however this use ended in 2017. The building belongs to Hackney Council and is managed by Hackney Education. The building was reinstated on the Heritage at Risk Register, because it was falling into disuse and there were condition and repair issues, by Historic England in October 2020.

- 2.4 The building is recognised as having the following significance in conservation terms:
- A prominent local landmark: clearly visible along Linscott Road from Lower Clapton Road;
 - A striking example of the Greek Revival style from the Regency period;
 - A historical memory as a fragment of the London Orphan Asylum and the Salvation Army, both socially significant local philanthropic organisations; and
 - The 2005 rear building is an interesting example of adaptive re-use.
- 2.5 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.
- 2.6 The former United Reformed Church (The Round Chapel) and associated buildings, the former 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*.
- 2.7 Clapton Girls Academy is locally listed, as are The Windsor Castle Public House at 135 Lower Clapton Road, the Club at 69 Powerscroft Road and Numbers 19-19A Goulton Road.

3.0 RELEVANT HISTORY

- 3.1 The following planning history is considered relevant to the current application.
- 3.2 2021/1653 – listed building consent GRANTED for change of use of the building from Use Class F1 (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.
- 3.3 2021/1651 – planning permission GRANTED for change of use of the building from Use Class F1 (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.
- 3.4 2022/2626 – discharge GRANTED for the submission of details pursuant to condition 3 (materials - bricks only), 4 (sample panel) and 5 (parts (i) details of all new and replacement windows and doors, (ii) details of the new windows behind the South Colonnade and their reveals, (iv) details of all rainwater goods, and (v) details of all parapet coverings only) attached to listed building consent 2021/1653 dated 04/04/2022.

4.0 CONSULTATIONS

- 4.1 Site Notice: Public consultation is not statutorily required for Approval of Details applications.
- 4.2 Press Advert: Public consultation is not statutorily required for Approval of Details applications.

Neighbour Consultation

- 4.3 No consultation responses have been received.

Statutory Consultees

- 4.4 None.

Council Departments

- 4.5 No responses have been received from any Council departments.

Local Groups

- 4.6 None.

5.0 RELEVANT PLANNING POLICIES

5.1 Hackney Local Plan 2033 2020 (LP33)

- LP1 Design Quality and Local Character
- LP3 Designated Heritage Assets

5.2 London Plan 2021

- D3 Optimising Site Capacity through the Design-led Approach
- D4 Delivering Good Design
- HC1 Heritage Conservation & Growth

5.3 SPD / SPG / Other

None.

5.4 National Planning Policies/Guidance

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

5.5 Legislation

Town and Country Planning Act 1990

6.0 COMMENT

6.1 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.

6.2 Condition 5 of listed building consent 2021/1653 dated 04/04/2022 states (emphasis added to those being considered as part of this application):

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*
- (iii) Details of all balustrades, handrails and other similar barriers; and***
- (iv) Details of all rainwater goods; and*
- (v) Details of all parapet coverings; and*

(vi) Details of external services including but not limited to lighting and CCTV to be affixed to listed buildings and structures; and
(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; and
(viii) Details of all damp proofing works, particularly to the front Barrel Vault below the central steps; and
(ix) Details of the cathodic protection system for the historic iron and steelwork of the listed building; and
(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).

- 6.3 Conditions 3 and 5 were part-discharged in March 2023. This included details of materials including the external brickwork to the new building. Details were also provided for windows and doors, rainwater and gutter details, parapet details, curtain walling and framing system.
- 6.4 The submitted applications seek to discharge the remaining elements of conditions 3 and 5.
- 6.5 Condition 3 requires the submission and approval of the materials to be used on the external surfaces of the building and boundary walls to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building.
- 6.6 Physical samples of the proposed materials have been viewed on site by the Council's Conservation and Design Team.
- 6.7 The details of the bronze metal finish, reconstituted stone flag, resin bonded gravel, render to retaining wall and bike store materials are considered acceptable.
- 6.8 The block paving in the courtyard is of three different shades, laid to create a pattern. The submitted schedule of materials only referred to a 'fusion silver' shade. Further details of the proposed paving were requested and provided. These have been reviewed and no objections were raised by the Council's Conservation and Design Officers.
- 6.9 The design elements 'external balustrades' and 'external gates' are proposed to be painted black. The description relates to 'black metal finish to railings on Colonnades'. It is understood that the new railings on the colonnades are proposed to be a bronze finish RAL 1035, to relate to the colour used on the rest of the building. The main front gates are to be painted black. These details are acceptable.
- 6.10 Condition 5 requires the submission and approval of various details in respect to the works proposed to the listed building to ensure that special regard is paid to protecting the special architectural and historic interest and integrity of the building.

(iii) Details of all balustrades, handrails and other similar barriers:

- 6.11 Details of the proposed railings to the north and south colonnade have been provided. These will be fixed to stone edging as the condition of the wall means they cannot be fixed to it. The railing details are considered acceptable.

(vi) Details of external services including but not limited to lighting and CCTV to be affixed to listed buildings and structures:

- 6.12 A drawing has been provided showing the location and type of external lighting. The positions of the CCTV are also indicated. It is proposed to fix four CCTV cameras to the front and side walls of the main Portico building. These would be prominent additions that would be visually intrusive therefore it would be preferable for cameras to be located on the new building or boundary walls rather than on the historic buildings. Additional information was provided which outlines that these positions are necessary to achieve Secured by Design standards and the units would be painted the same colour as the Portico, in order to reduce their visual impact, which would be some mitigation.
- 6.13 The proposed lighting is a generic design. It is considered that a higher quality bespoke approach would have been preferred in order to better relate to the historic character of the listed building, but the proposed designs are unremarkable and are considered acceptable.

(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:

- 6.14 Details of the slate chippings to the floor of the north and south Colonnade vaults have been provided and are considered acceptable. Details of the Doff cleaning to the walls and the proposed glazed screen and door are acceptable. The details of the proposed external door to the south colonnade are acceptable

(viii) Details of all damp proofing works, particularly to the front Barrel Vault below the central steps; and

- 6.15 Details of the floor build-up in the front barrel vault and the central crypt area have been provided in a drawing titled 'Portico ground bearing slab'. The proposed floor build-up includes a concrete slab, water-proofing membrane, phenolic foam board insulation and cementitious levelling screed, with a vinyl floor finish. This floor surface is non-vapour permeable and is not in line with established good practice in basement areas of traditional buildings.
- 6.16 Traditionally buildings were constructed from vapour permeable materials that allow any moisture to move through the material and evaporate from the surface. The proposed impermeable floor surface would trap any moisture beneath it, forcing any moisture into the walls. This has the potential to lead to elevated moisture levels in the walls, causing potential damp and deterioration to the historic fabric. Any floor build-up and surface finishes in this area should be vapour permeable to allow the structure to 'breathe' and reduce the potential for damaging moisture build-up.

- 6.17 Detailed discussions between the applicant and the Council regarding a solution to resolve permeability issues were held. The floor covering to the crypt and western barrel vault is proposed to be a vinyl finish to allow for easy cleaning for hygiene purposes which is also vapour impermeable. It was agreed to include a 'breathing strip' in the floor structure around the walls to allow vapour to evaporate from the sub-floor. Therefore this detail can be accepted.

(ix) Details of the cathodic protection system for the historic iron and steelwork of the listed building:

- 6.18 A report by a cathodic protection specialist has been supplied. This indicated that there was limited corrosion observed to the embedded ironwork in the Portico. Installing a cathodic protection system would be highly invasive (requiring the removal of external finishes to install the system), expensive, require ongoing annual monitoring and would potentially be of limited benefit. As it is unclear whether the system would provide sufficient benefit to justify the harm caused by the installation, it was agreed not to proceed with a cathodic protection system. The submitted information provides sufficient justification for why this system was not installed.

(x) Details of interior finishes (e.g. plastering) within the historic building:

- 6.19 The reflected ceiling plan provides details of proposed ceiling finishes.
- 6.20 A drawing showing locations of proposed floor finishes has been provided. Images of the proposed vinyl products and slate chippings were provided as part of a schedule and samples have been viewed on site. The proposed wood effect vinyl is proposed to be used across the building, with a separate type in the WC areas. The slate chippings in the colonnade vaults are considered acceptable.
- 6.21 Details of wall finishes at upper ground level in the main Portico entrance building were provided which confirmed that no finish is proposed to the internal wall in the Portico entrance building and the existing brickwork is to remain bare.

(xi) Details of the proposed excavation and demolition of the south east door to the South Colonnade Vault (currently buried).

- 6.22 When this area was excavated, no south east door was discovered in this location, as the submitted photographs indicate, therefore no further information is required for this condition.
- 6.23 In other respects, the materials and submitted details are in line with the expectations at the time of the application and are considered to be of a high quality.

7.0 CONCLUSION

- 7.1 The details submitted are considered sufficient and acceptable to discharge the conditions.

8.0 RECOMMENDATIONS

Recommendation A

8.1 That condition 3 (Materials) and 5 (Details of balustrades, external services, colonnade vaults, damp proofing, cathodic protection system, interior finishes and excavation) of listed building consent 2021/1653 dated 04/04/2022 be discharged.

9.0 INFORMATIVES

No informatives necessary.

Signed..... **Date**.....

Natalie Broughton – Assistant Director, Planning & Building Control

No.	Background Papers	Name, Designation & Telephone Extension of Original Copy	Location Contact Officer
1.	<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>All documents that are material to the preparation of this report are referenced in the report</p>	<p>Alix Hauser Planning Officer X 6377</p>	<p>1 Hillman Street London E8 1FB</p>