

CITY OF WESTMINSTER			
PLANNING APPLICATIONS SUB COMMITTEE	Date 27 April 2021	Classification For General Release	
Report of Director of Place Shaping and Town Planning		Ward(s) involved Tachbrook	
Subject of Report	Henry Wise House, Vauxhall Bridge Road, London, SW1V 2SU		
Proposal	Detailed drawings of the replacement doors, showing simplified moulding details to match the existing doors pursuant to Condition 5 of planning permission and listed building consent dated 10 July 2019 (RN: 19/03591/COFUL & 19/03592/COLBC).		
Agent	Peter Wickens GD Surveyors Ltd		
On behalf of	Morgan Sindall Property Services Ltd		
Registered Number	Application 1: 21/00445/COGADF Application 2: 21/00480/COMADL	Date amended/ completed	26 January 2021
Date Application Received	26 January 2021		
Historic Building Grade	IISTAR		
Conservation Area	Lillington and Longmoore Gardens		

1. RECOMMENDATION

Application 1: Approve details.
Application 2: Approve details.

2. SUMMARY

Henry Wise House is a grade II* listed building located in the Lillington and Longmoore Gardens Conservation Area. Designed by Darbourne and Darke for the City of Westminster the Lillington Gardens Estate is exceptionally significant to the development of British social housing between the 1960s and 1970s and most buildings within it are listed at Grade II or II*.

Approval is sought of details required by condition 5 of planning permission and listed building consent dated 10 July 2019 (RN: 19/03591/COFUL & 19/03592/COLBC) for the replacement of all existing flat entrance doors, with new fire rated doors to improve fire safety.

The key legislative requirements in respect to designated heritage assets are as follows:

Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that "In

considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

Section 66 of the same Act requires that “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

Furthermore Chapters 12 and 16 of the NPPF require great weight be placed on design quality and the preservation of designated heritage assets including their setting. Chapter 16 of the NPPF clarifies that harmful proposals should only be approved where the harm caused would be clearly outweighed by the public benefits of the scheme, taking into account the statutory duty to have special regard or pay special attention, as relevant. This should also take into account the relative significance of the affected asset and the severity of the harm caused.

At the time of writing design policies DES 1, DES 9 and DES 10 of the 2007 UDP; and S25 and S28 of the City Plan are the adopted policies of particular relevance to this case.

Following an independent examination by the Planning Inspectorate, the council received the Inspectors’ Report on the City Plan 2019-2040 on 19 March 2021. This concludes that with the recommended main modifications, the plan is sound and compliant with legal requirements. In light of this conclusion, council intends to formally adopt the City Plan 2019-2040: Intend to Adopt version (incorporating these main modifications) at the next meeting of Full Council. Therefore, having regard to the tests set out in paragraph 48 of the NPPF and the advanced stage in the plan-making process, all policies in the City Plan 2019-2040 now carry significant weight as a material consideration when determining applications in accordance with the duty set out under s.38(6) of the Planning and Compulsory Purchase Act 2004. Policy 39 Heritage (G) (H) is of primary relevance in this case.

Objections have been received on the grounds of design, including concerns that the proposed details do not match exactly the existing doors, causing harm to the special architectural interest of the building. Also, concerns have been raised that the applicant has not fully explored more suitable alternatives or investigated up-grading of the existing doors to improve their fire rating.

The existing entrance doors, of which there are 96, are generally the original four panelled glazed timber doors (in black) or in some instances two panelled glazed timber doors. Permission and consent in 2019 approved the replacement of all flat entrance doors with four panelled timber doors, with two solid bottom panels and glazed upper panels, with a 30-minute fire rating. Also approved was the replacement of the timber panelling adjacent to the entrances, again to increase fire resistance.

Details of the replacement doors submitted as part of the original approval were not considered appropriate replicas of the existing doors, and as such revised design details of the doors were required by condition. Likewise details of the replacement panelling and lighting were not sufficient to approve at application stage and were required by condition.

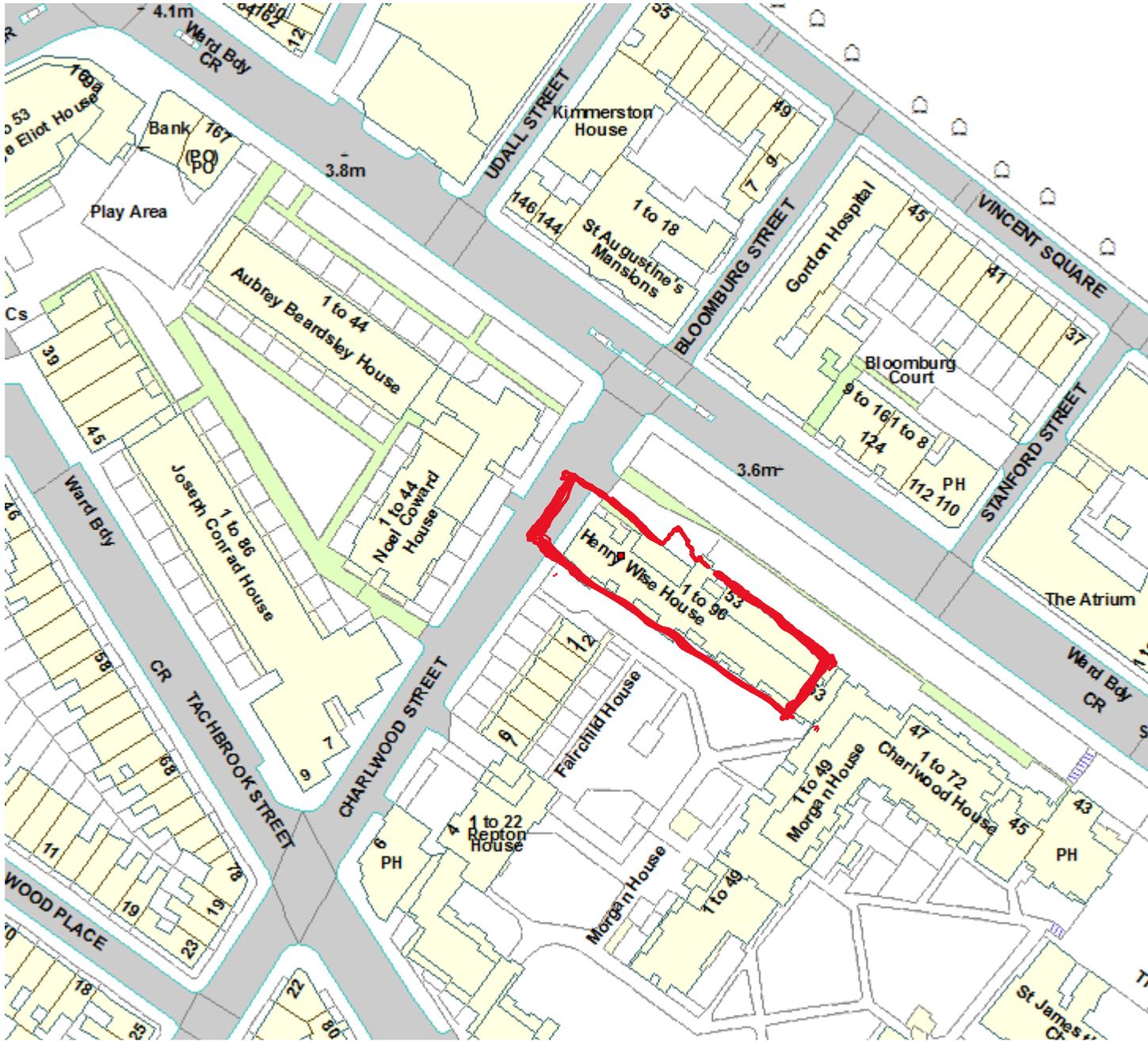
The design of the proposed doors has improved from those submitted at application stage, with the initial faux Victorian mouldings being removed for flat mouldings which better replicate the existing doors. That said, the internal ovolo moulding remains to ensure that the door meets fire standards and deflects flames.

The same door design was approved in June 2020, however, the approved drawings were inaccurate, with the specified dimensions indicating shorter doors than the existing. The shortfall would have required either the insertion of a fan light or panelling above the doors; both approaches were considered unacceptable on listed building grounds. The current applications seek approval for taller doors that match the height of the existing, with design details as previously approved.

Whilst the internal design details are a departure from the original design detailing, the exterior appearance of the doors would to some extent maintain the appearance of the building and its communal spaces. It is the case that the replacement doors will result in some harm (less than substantial) to the significance of these listed buildings and to the conservation area, by virtue of the loss of the original doors and the replacements not being exact replicas. As such they would not fully accord with the relevant policy framework. In such cases, where harm to a designated heritage asset is identified as less than substantial, the NPPF at paragraph 196 makes clear that this harm should be weighed against the public benefits of the proposal.

In this case, in exercising this balance and taking into account the statutory duties and the policy framework, it is considered that the public benefits arising from improved fire safety would outweigh the less than substantial harm arising from the proposals and as a result it is recommended that these details are approved.

3. LOCATION PLAN

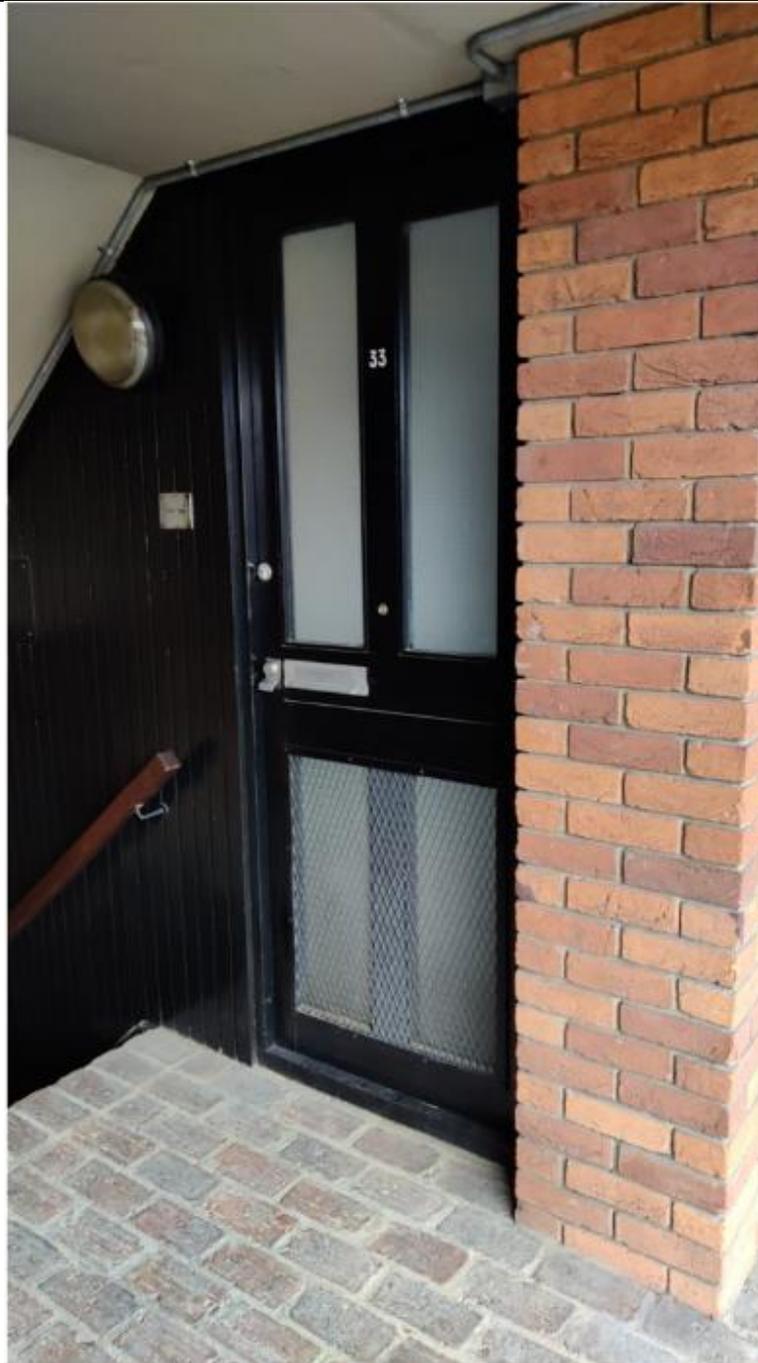


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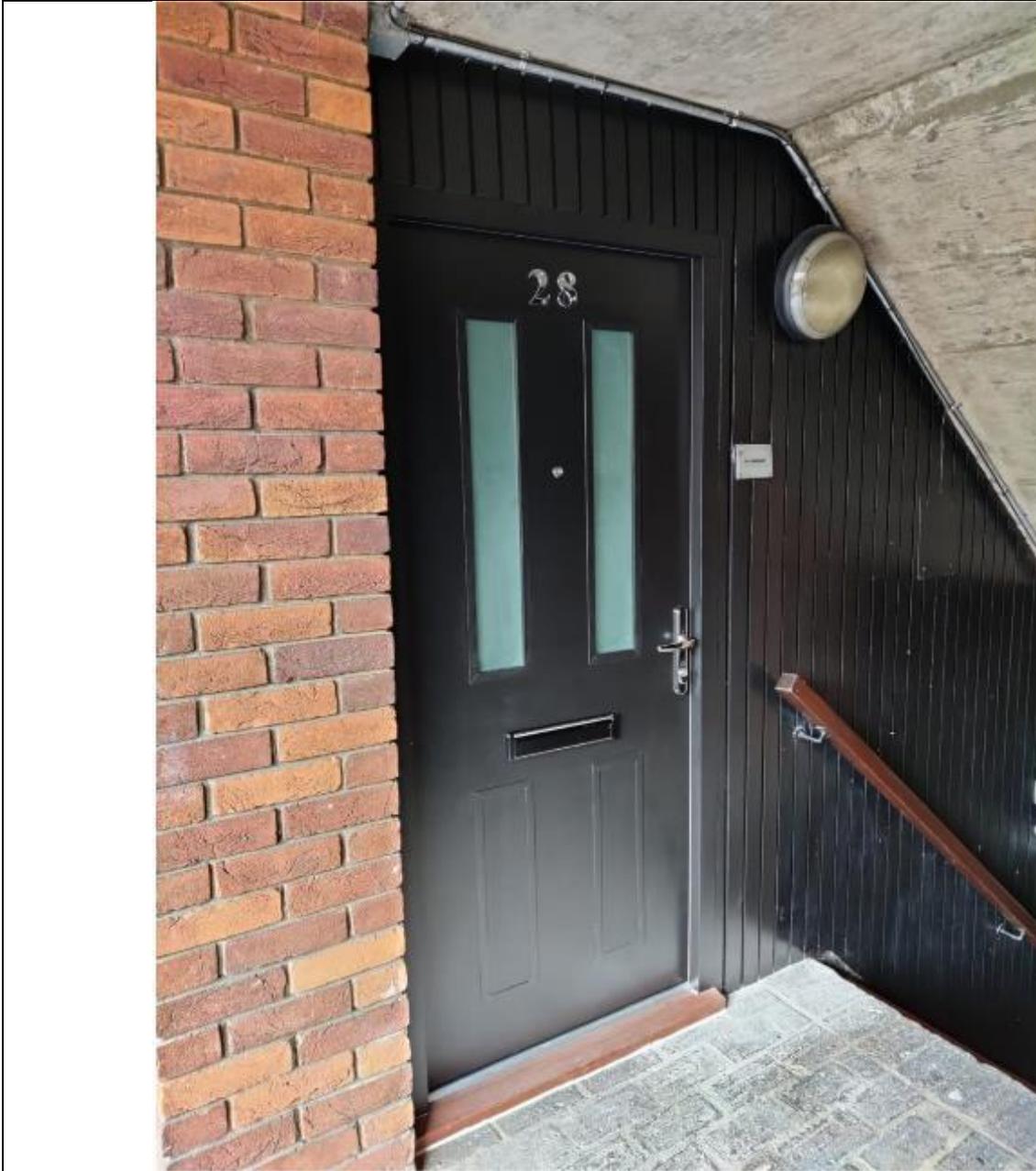
4. PHOTOGRAPHS



Example of existing original door



Example of existing original door



Example of the proposed replacement Sentry door. note the height is as previously approved requiring the insertion of panelling above, which was not considered acceptable.

5. CONSULTATIONS

ADJOINING OWNERS/OCCUPIERS AND OTHER REPRESENTATIONS RECEIVED

No. Consulted: 96

Total No. of replies: 4

No. of objections: 4

No. in support: 0

4 objections raised all or some of the following grounds:

Design:

- Loss of the existing doors is harmful to the building.
- The design details of the proposed replacements are inadequate.
- The proposed details do not match exactly the existing doors, causing harm to the special architectural interest of the building.
- The applicant has not fully explored more suitable alternatives or investigated up-grading of the existing doors to improve their fire rating.

6. Recent Relevant History

19/03591/COFUL

Replacement of four panelled doors with panelled glazed timber doors, flat entrance doors with Sentrydoors FED02 doors, and replacement of emergency lighting to the Communal areas.

Application Permitted 10 July 2019

19/03592/COLBC

Replacement of four panelled doors with panelled glazed timber doors, flat entrance doors with Sentrydoors FED02 doors, and replacement of emergency lighting to the Communal areas.

Application Permitted 10 July 2019

20/03310/ADLBC

Detailed drawings to show that new work to the outside of the building matches existing original work in terms of the choice of materials, method of construction and finished appearance, new joinery work must exactly match the existing original work, detailed drawings showing the design details of the replacement doors, showing simplified moulding details to match the existing doors and detailed drawings of the proposed replacement external timber panelling, sample of the external timber panelling (including photos) and details of the replacement emergency lights pursuant to conditions 5 and 6 (i) and (iii) of planning permission dated 10 July 2019 (RN: 19/03592/COLBC).

Application Permitted 23 June 2020

20/03298/ADFULL

Detailed drawings to show that new work to the outside of the building matches existing original work in terms of the choice of materials, method of construction and finished

appearance, detailed drawings showing the design details of the replacement doors, showing simplified moulding details to match the existing doors and detailed drawings of the proposed replacement external timber panelling, sample of the external timber panelling (including photos) and details of the replacement emergency lights pursuant to conditions 5 and 6 (i) and (iii) of planning permission dated 10 July 2019 (RN: 19/03591/COFUL).

Application Permitted

23 June 2020

(Please note: All the application drawings and other relevant documents and Background Papers are available to view on the Council's website)

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT PLEASE CONTACT THE PRESENTING OFFICER: JULIA ASGHAR BY EMAIL AT jasghar@westminster.gov.uk

DRAFT DECISION LETTER

Address: Henry Wise House, Vauxhall Bridge Road, London, SW1V 2SU

Proposal: Detailed drawings showing the design details of the replacement doors, showing simplified moulding details to match the existing doors pursuant to Condition 5 of planning permission dated 10 July 2019 (RN: 19/03591/COFUL). Linked application - 21/00480/COMADL.

Reference: 21/00445/COGADF

Plan Nos: SENTRY-HENW-001 REVA

Case Officer: Jennie Humphrey

Direct Tel. No. 020 7641
07866040589

Recommended Condition(s) and Reason(s)

Please note: the full text for informatives can be found in the Council's Conditions, Reasons & Policies handbook, copies of which can be found in the Committee Room whilst the meeting is in progress, and on the Council's website.

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**BACKGROUND PAPERS - Henry Wise House, Vauxhall Bridge Road, London, SW1V 2SU,
21/00445/COGADF**

1. Application form
2. Letter from occupier of 2 Forsyth House, Tachbrook St, dated 8 February 2021
3. Letter from occupier of 365 Kennington Lane, London, dated 10 February 2021
4. Letter from occupier of Flat 22, Henry Wise House, dated 9 February 2021
5. Letter from occupier of Flat 76, Henry Wise House, dated 12 February 2021