

28 September 2010

Dear Yousef

Application reference: 2010/1860 (Planning Application) 2010/1865 (Listed Building Consent); Address: 102 Hassett Road London E9 5SJ

Comments

The applications are for the conversion of the former convent accommodation and out-building to create seven self-contained residential units comprising 3x1 bedroom flats; 3x2 bedroom flats and 1x3 bedroom house. To facilitate the intended conversion the applications propose the erection of a two-storey rear extension to the out-building directly adjacent to the listed Convent; the erection of a first-floor front extension to main building; the installation of additional roof lights; alterations to the fenestration; creation of new access to the ground-floor flats and house; and associated landscaping.

There are extant permissions for development of the site, granted in November 2008. The current applications propose three changes to this already-permitted scheme. Firstly, the reconfiguration of the ground floor of the main block and demolition of the existing glazed entrance structure; secondly, the installation of conservation-style roof windows to serve the second floor bathrooms to the rear of the building; and thirdly, installation of picket fencing delineating extent of external planting areas.

The adjacent late 18th – early 19th century house, described as the ‘North wing of the Convent of the Sacred Heart’ is listed at Grade II on the List of Buildings of Special Architectural or Historic Interest. The listing description acknowledges that the house is ‘now almost surrounded by later conventual buildings and the entrance cannot be seen’.

The former convent accommodation adjacent to the listed house falls within its curtilage for the purpose of the Listed Building Consent application. The house itself has been the subject of Planning and Listed Building Consent applications for a scheme of works to facilitate its conversion to residential accommodation. These applications were made in April this year, but were withdrawn in May 2010 prior to determination.

The Society questions the necessity of demolishing the glazed entrance structure, which appears (at first glance) to have a modestly-detailed leaded roof. However, given its understated character and apparently recent construction, the Society

does not wish to make substantial comments on this element of the proposal.

The Society has reservations about the extension in height of single-storey outbuilding, which creates a visible link between the adjacent historic house and the later two-storey convent accommodation. As this element has already been permitted in the extant scheme however, the Society does not intend to comment further in this regard.

The extant planning permission was made subject to fulfillment of obligations set out under a s106 legal agreement, which requires the developer to pay a Libraries and Education Contribution of £31,408 upon implementation of the permission. The Society would object to any lower contribution being agreed and would request details of any negotiations being entered into were this to be case.

Conclusion

The Society largely supports the current applications and considers that the proposals will be beneficial in bringing the redundant building back into an appropriate use. Moreover, the Society considers that on the whole the extensions and materials proposed would preserve the special historic interest of the building and would not detract from the adjacent Grade-II listed former convent. However, the Society is keen to see an equivalent s106 contribution being sought as per the extant permission, should planning permission be granted on this occasion.

I would be grateful if you could acknowledge receipt of these comments.

Yours sincerely

Sebastian Knox
For and on behalf of the Planning Sub-group