

PD 13361 CB/EO/HS/KFH

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Dear Sir/Madam,

## **UNIT 116 AND 119, CANON WORKSHOPS, CANON DRIVE, LONDON, E14 4AS APPLICATION FOR LISTED BUILDING CONSENT**

On behalf of our client, Getir UK Ltd, please find enclosed an application which seeks listed building consent for minor interior alterations to Units 116 and 119 Canon Workshops. The description of development is as follows:

*“Minor interior alterations to the units 116 – 119 for use as storage and staff welfare.”*

The application comprises the following documents:

1. Completed Application Forms (with Ownership Certificate);
2. Application Covering Letter including Design and Access Statement and Heritage Assessment (this letter);
3. Site Location Plan;
4. Existing and Proposed Plans and Elevations;
5. Drawing Register; and
6. Photographic schedule of the Units.

### **THE APPLICATION SITE**

The Application Site comprises Unit number 116 and 119, situated in the north-eastern corner of the quadrangle of workshops known as Canon Workshops, located in Canon Drive. The units comprise an area of 151.2sqm (1627 sq.ft) on ground floor. The Site is located in the centre of the Isle of Dogs, East London, to the northwest of the Canary Wharf Estate at West India Quay.

The entire complex of Canon Workshops comprises 70 self-contained units which are let to a wide range of occupiers, varying from workshop and storage units to commercial kitchens, gyms and offices. The Cannon Workshops are Grade II Listed (List Entry 1065782). This application relates solely to the interior of Units 116 and 119 Cannon Workshops and does not propose any works to neighbouring units. The proposals that are the subject of this application comprise a

schedule of refurbishment and alteration to the interiors of the units to provide new storage space and staff welfare facilities. The works will not affect the external appearance of the units which is where the primary significance of the buildings lie.

We have sought advice on this matter from Mr Hargreaves in the conservation and design team at LBTH. After explaining the content and nature of the proposals, the informal advice received from the planning authority was that the proposals are unlikely to be contentious but that listed building consent should be sought in due course. This application fulfils that requirement and this letter fulfils the requirement for an assessment of the effect of the proposals on the significance of heritage assets in line with paragraph 189 in the NPPF.

### **Statement of Significance**

Canon Workshops, also referred to as the 'Quadrangle Stores at West India Dock,' were designed in 1825 by John Rennie the Younger. The workshops demonstrate remodelling of the Cooperage Department, following the 1821 strike of coopers at the docks. In February 1824 John Rennie recommended building entirely new premises, establishing plans for a cooperage surrounded by a quadrangle of 'proper storehouses and other conveniences.' The centre of the cooperage was partially destroyed by a bomb in 1941 during World War Two and was subsequently rebuilt in 1957.

The workshops are located within the West India Dock conservation area. The conservation area appraisal starts that; *"this is an area of particular special architectural and historic interest, illustrated by its rich history and significant architecture, dating from the 18<sup>th</sup> century."* Given the proposals comprise internal works only, we take the view that the Conservation Area designation is not of relevance for the consideration of this application.

The principal significance of the listed building lies in the external appearance and arrangement of the stores buildings around the courtyard which reflect its original layout. The Site has historic interest as a well-preserved example of early 19<sup>th</sup> century industrial architecture, and as reflecting the remodelling of the Cooperage Department following the 1821 strike.

The site derives architectural interest owing to its unusual quadrangular arrangement. Architectural quadrangles are mainly found in civic buildings such as university campuses or palaces. This rare example of an industrial quadrangle is a reflection of its function and enhances its architectural significance. As such, its significance derives mainly from the exterior of the Grade II listed structure.

The interiors are less sensitive to refurbishment having been altered previously for different uses, as evidenced in the planning history. The photographic schedule included with this submission provides a record of the existing internal fit out. Aside from the wooden beams which support the roof structure, the photographs show the interiors of these two units do not retain interiors of historic interest which would be affected by the proposed works.

### **PLANNING HISTORY**

A search of the online planning records reveals the following applications associated with Units 116 and 119 Canon Workshops. The most recent relates to the listed building consent (Planning Ref: PA/12/03018/NC) for Unit 119 for the erection of a mezzanine over half the floor area, with a stair and storage below. The listed building consent was granted on the basis of two conditions:

1. *The proposed internal works to this Grade II Listed Building, are considered appropriate in respect of alterations to a Listed Building. This is in line with the NPPF, saved policy DEV37 of the adopted Unitary Development Plan 1998, DM27 of the Managing Development DPD (submission version, May 2012) and modifications, CON1 of the Interim Planning Guidance 2007 and SP10 of the Core Strategy 2010. These policies seek to ensure that alterations respect the special architectural and historic interest of Listed Buildings.*

- The Local Planning Authority has worked with the applicant in a positive and proactive manner by making available a formal pre-application process, including free duty officer advice. The Local Planning Authority has also produced policies and provided written guidance, all of which are available on the Council's website and which has been followed in this instance.*

A further application for listed building consent (Planning Ref: PA/90/00209) was granted for Unit 116 in 1990, for the strengthening of the existing roof truss members by the insertion of additional tie at bottom chord level.

## **THE PROPOSED DEVELOPMENT**

The current application seeks listed building consent for minor interior alterations to reuse Unit 116/119 for storage and staff welfare. The works do not affect fabric of architectural or historic significance, being confined to the interiors of the units which are fitted out in modern materials and finishes. The drawings included as part of this listed building consent illustrate the different works to be undertaken in each unit. We provide a summary of the proposals in the following.

The proposals seek to reconfigure both units to provide a storage in Unit 116 and staff facilities in Unit 119, to include a kitchen, dining area and multi faith rom.

Demolition works include the removal of the access ceiling and wooden floor from area C (as shown in drawing 'Existing general arrangement' reference001\_FG). Further demolition works involve the removal of existing partitions in Unit 116 as shown in drawing 'Existing general arrangement' (reference001\_FG).

New partitions will be installed to divide the different functions in the units (see drawing 'proposed general arrangement' reference 011\_FG). These will take the form of stud wall partitions to form the multi faith room and fridge enclosure in Unit 119. These walls will be fabricated to 2400hmm, 70mm studs at 400mm centres with a single layer of high impact resistant board on both sides. A suspended ceiling is also proposed to be installed to the multi faith room, including insulation.

Other joinery works include the installation of kitchen units and appliances in Unit 119, as well as a counter to the front of the unit. New services will be provided in each unit including new plumbing connections to the new WC's (which are communal and located outside of the units) as well as providing water and waste services to the new kitchen facilities.

Electrical works include the installation of cabling for the provision of WIFI, TV, and IT facilities, as well as fire and security systems, in both units (see drawing 'Proposed low level services reference 014\_FG).

Throughout the interior is to be repainted and redecorated.

## **DESIGN – SCALE AND AMOUNT**

The proposals are for a simple contemporary finish to reflect the site's intended use as new storage and staff welfare facilities. They seek to retain the existing scale and size of the building, carrying out internal alterations only. The exterior of the units, where the most significant historic interest remains, will be unchanged.

Interior decoration proposes all stud partition walls to be painted as per attached drawings. All painted joinery (existing and new – door frames, skirting and opening cladding) to be repainted.

New flooring is proposed, this includes building up the floor in specific areas and providing a new finish of ceramic tiles. The installation of self-levelling latex across the floor area to create one level surface with vinyl floor tiles is also proposed.

## ACCESS

Access to the units is provided with a staff entrance (without a ramp) to the southern elevation of Unit 116 and a goods entrance (with ramp) located further east affronting the southern elevation of Unit 119. Further details of the proposal are set out in the attached drawing 'Proposed general arrangement' (reference 011\_FG).

## PLANNING POLICY AND HERITAGE ASSESSMENT

### *Legislative framework*

The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legislative duties of the decision maker in determining applications that affect designated heritage assets. The relevant provision to this application extend from Section 16(2) of the Planning (LBCA) Act 1990. This section of the Act states: *'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.'*

The statutory tests flow into the policies of the statutory development plan and the policies of the National Planning Policy Framework (NPPF, 2019) discussed below.

### *Policy Context*

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications to be determined in accordance with policies of the statutory Development Plan, unless material considerations indicate otherwise. The statutory Development Plan for London comprise the new adopted London Plan (2021) and the Tower Hamlets Local Plan 2031 (January 2020) and Policies Map (2020).

The revised National Planning Policy Framework (the "NPPF") was published on 19 February 2019 and supersedes previous national planning guidance contained in various Planning Policy Guidance and Planning Policy Statements, as well as the previous July 2018 and March 2012 versions. The NPPF sets out the Government's approach to planning matters, and is a material consideration in the determination of planning applications.

The newly adopted London Plan was approved for publication by the Secretary of State in January 2021, with no further changes to be made. The policies pertinent to the assessment of development which affects the historic environment are contained in Chapter 3 (Design) and Chapter 7 (Heritage and Culture). Those that should be considered in the context of this application include:

- Policy D4 (Delivering good design)
- Policy D5 (Inclusive design)
- Policy HC1 (Heritage conservation and growth)

These are further reinforced within policies contained in the Tower Hamlets Local Plan 2031 (January 2020) and Policies Map (January 2020):

- Policy S.DH1 (Delivering high quality design)
- Policy S.DH3 (Heritage and the historic environment)

The principal planning consideration in this instance is the effect of the proposals on the significance of the listed building.

#### *Heritage Assessment*

Chapter 16 of the NPPF sets out the Government's policies relating to the conservation and enhancement of the historic environment. The NPPF places considerable weight on understanding the 'significance' of designated and non-designated heritage assets and the contribution made by their setting as a basis for development control decisions. The requirement for an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting is set out at paragraph 189.

Paragraph 193 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designed heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

We are of the view that paragraph 196 is not engaged by the proposals as they will not affect fabric that contributes to the architectural or historic interest of the building. The principal significance of the listed building lies in the external appearance and arrangement of the stores buildings around the courtyard which reflects its original layout. Furthermore, as clarified by the planning history, the interiors of units 116-119 have been converted and refurbished more recently for a range of occupiers. The proposals involve the alteration of modern fabric and are not considered harmful to the significance of the Grade II listed Site.

The proposals seek to improve the operational considerations and accessibility of the units so that they can continue to be used for staff operations and storage, therefore helping to maintain the listed building in active use, thus contributing to investment in its upkeep and refurbishment.

We find the proposals to meet the requirements of local plan Policy S.DH1 (Delivering high quality design) and Policy S.DH3 (Heritage and the historic environment) and to be in accordance with Paragraph 192 of the NPPF. The relevant test set out at S16(2) of the P(LBCA) Act 1990 is satisfied.

#### **CONCLUSION**

In conclusion, the proposed development seeks to preserve the significance of the Grade II heritage asset and its setting.

The proposed development of alteration to the interior of the Units, which do not contribute to the buildings architectural and historic interest, have no impact on the building's significance. The reuse of the building for the purposes of providing new storage and staff facilities will ensure its continual use, in compliance with the rest of the Units at Canon Workshop which provide a range of commercial uses.

#### **APPLICATION PROCEDURE**

We trust that the information provided is sufficient for you to deal with the applications for listed building consent.



Please contact Harriet Suter (07920419800/harriet.suter@montagu-evans.co.uk) of this office if you have any queries or require additional information, or to arrange a site inspection.

Yours faithfully,

*Montagu Evans*

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