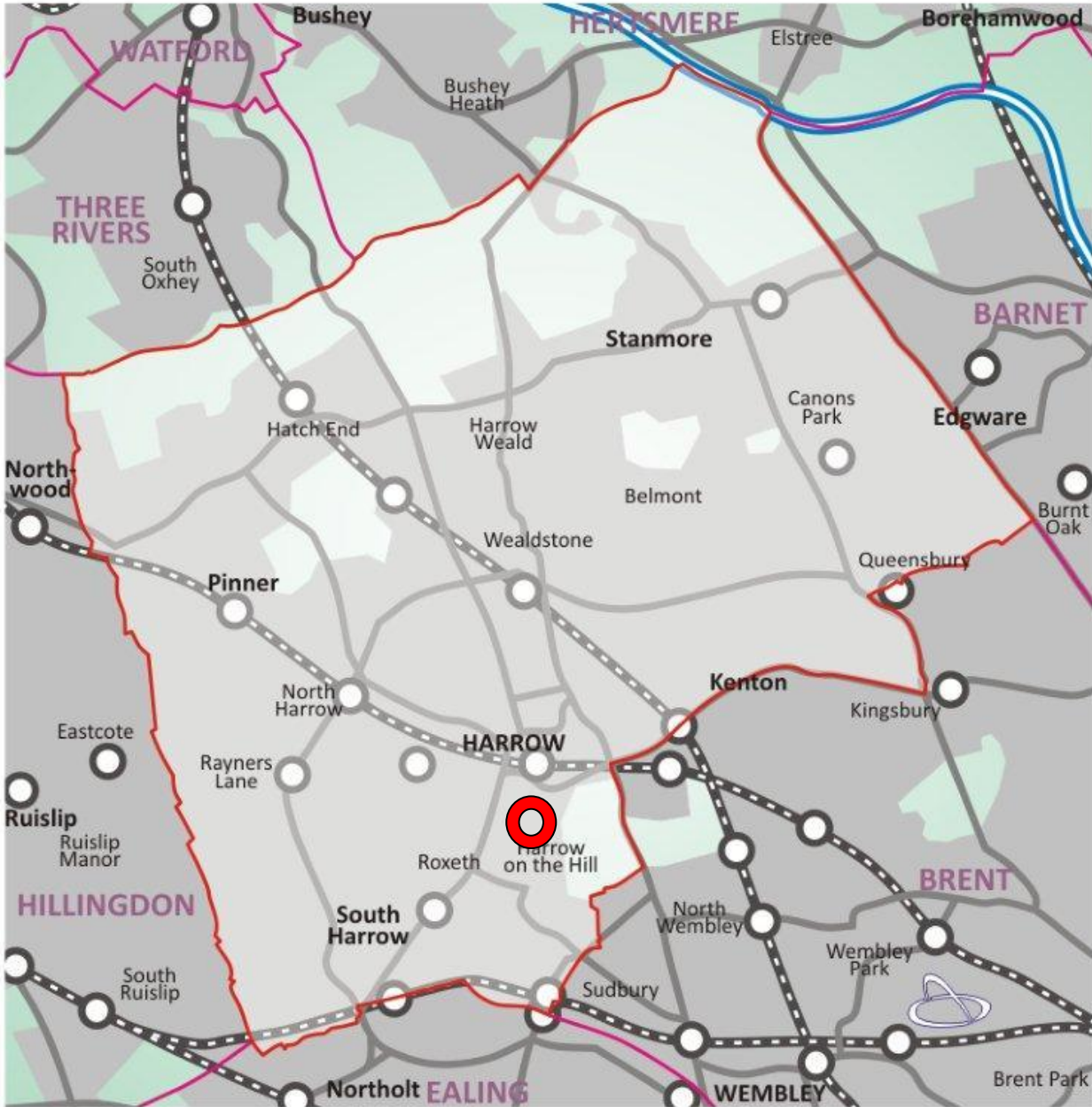


 = application site



<b>Vaughan Library, High Street, Harrow, HA1 3HT</b>	<b>P/0613/23</b>
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# LONDON BOROUGH OF HARROW

## PLANNING COMMITTEE

19<sup>th</sup> April 2023

**APPLICATION NUMBER:** P/0613/23  
**VALIDATION DATE:** 10/03/2023  
**LOCATION:** VAUGHAN LIBRARY, HIGH STREET, HARROW,  
**WARD:** HARROW ON THE HILL  
**POSTCODE:** HA1 3HT  
**APPLICANT:** HARROW SCHOOL  
**AGENT:** MARCUS BEALE ARCHITECTS  
**CASE OFFICER:** LUCY HAILE  
**EXPIRY DATE:** 16/03/2023

### PROPOSAL

Listed Building Consent: access control to entrance door including shootbolt in the main entrance threshold and cctv and keypad within the entrance porch and green button door release inside the building with drilling for cable route

The Planning Committee is asked to consider the following recommendation:

### RECOMMENDATION

- 1) To agree the reasons for approval as set out in this report, and
- 2) Grant Listed Building Consent subject to subject to the Conditions listed in Appendix 1 of this report.

### REASON FOR THE RECOMMENDATIONS

The proposal would cause minor harm to the special interest of the grade II\* listed building whilst improving security for the school providing a public benefit.

Accordingly, having regard to development plan policies and proposals, and other material considerations including comments received in response to notification and consultation as set out below, officers conclude that there are no grounds on which to object to this application.

### INFORMATION

This application is reported to Planning Committee as the building is grade II\* listed and this application is not accompanied by a linked planning application.

Statutory Return Type: Listed Building Consent  
Council Interest: None.  
Net additional Floorspace: Nil

GLA Community Infrastructure Levy (CIL) Contribution (provisional)(£60p/sqm): N/A  
Local CIL requirement (Provisional) (£110p/sqm): N/A

## **HUMAN RIGHTS ACT**

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

## **EQUALITIES**

In determining this planning application, the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

## **1.0 SITE DESCRIPTION**

- 1.1 The application site comprises the grade II\* listed Vaughan Library designed by George Gilbert Scott which dates to 1861-1863 and faces the High Street. The building is rectilinear in plan set over four levels and is entered principally on the third floor through the prominent central porch facing west onto the High Street. It is located on the brow of the Hill between the grade II\* listed Harrow School Chapel and the grade II listed Harrow School Headmaster's house, set back from the road behind a small garden. It is located opposite the grade II\* listed Speech Rooms, the grade II\* listed Harrow School War Memorial and grade I listed Old Schools. All form part of the Harrow School Conservation Area.
- 1.2 The Vaughan Library was Sir George Gilbert Scott's second commission for Harrow School. The building is set back from the road across a formal garden. The elevation style is high Victorian polychromatic Gothic. The building was completed shortly before the competition for the Midland Grand Hotel at St Pancras Station London and can be regarded as a prototype for Scott's winning entry given the similarities in style, materials and detailing.
- 1.3 Behind the porch within the building is the main library. Internally, alterations include upgrades to the heating system which has seen the floor level raised to allow for services below creating an additional entrance step adjacent the entrance foot-well.
- 1.4 Harrow School note that, despite not being available to the general public its location and frontage presents an inviting place for people to attempt to gain access, particularly in the summer when doors are left open for ventilation.
- 1.5 The main entrance is down a pathway that crosses a landscaped frontage from the High Street.
- 1.6 The entrance is a pair of large oak doors at the rear of a porch. There is a wicket door within one of the large oak doors to generally used to provide entry into and exist from the library.

## **2.0 PROPOSAL**

- 2.1 Listed Building Consent is sought for:
- access control to entrance door including:
  - shootbolt in the main entrance in the threshold which will engage into the bottom of the wicket door with metal threshold that will cover the housing meaning only the hole for the shootbolt will be visible. Wiring will be hidden

- by the threshold plate. The bolt keep will be fitted to the underside of the wicket door. A small hole will be drilled to allow the bolt to engage. And
- key pad will be mounted in the blind arch on the north side of the porch. Cabling will be drilled through for the cabling.
  - cctv within the entrance porch at high level on the brickwork with camera 75mm diameter.
  - Fixings into mortar joints
  - green button door release inside the building adjacent existing fire alarm break glass.
  - drilling for cable route through a mortar joint to a discreetly located external cable that then runs back into the building.

### **3.0 RELEVANT PLANNING HISTORY**

3.1 WEST/730/96/FUL Glazed screen and doors to entrance porch Refused 18/03/1997

Reason for refusal: The glazed screen and door are considered to be visually detrimental to the Listed Building and the Conservation Area.

### **4.0 CONSULTATION**

4.1 The following groups have been consulted and any response is due by 31<sup>st</sup> March 2023 but to date no response has been received:

- Council for British Archaeology
- Society for the Protection of Ancient Buildings
- Ancient Monuments Society
- Victorian Society
- Georgian Group
- Twentieth Century Society
- London and Middlesex Archaeology Society
- Harrow Hill Trust
- Pebwatch
- Harrow Heritage Trust

4.2 A site notice was also displayed. This expired on 6<sup>th</sup> April, 2023.

4.3 No responses were received.

#### **4.4 Statutory and Non Statutory Consultation**

4.5 The following consultations have been undertaken, together with the responses received and officer comments:

Historic England

*Comments dated 27<sup>th</sup> March 2023*

'Historic England has no objection to the application on heritage grounds.'

Your Authority should take these representations in account and determine the application in accordance with national and local planning. We have drafted the necessary letter of authorisation for your Authority to determine the application as you see fit and have referred this to the National Planning Casework Unit (NPCU) (copy attached). You will be able to issue a formal decision once the NPCU have returned the letter of authorisation to you, unless the Secretary of State directs the application to be referred to them’.

The National Planning Casework Unit returned the letter of authorisation raising no objection on behalf of the Secretary of State on 3<sup>rd</sup> April 2023.

## 5 **POLICIES**

### Relevant policy and guidance

- 5.1 The acceptability of the proposed works must be assessed against the need to preserve the special interest of the listed building, having particular regard to the Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, National Planning Policy Framework (July 2021) paragraphs 195, 197, 199, 200, 202, 205, London Plan (March 2021) policy HC1, Harrow Core Strategy (February 2012), Development Management Policy (May 2013) DM 7 part E, and guidance contained within the Planning Practice Guidance for Conserving and Enhancing the Historic Environment (updated 06/03/2014), and Historic England Advice Note 2: 'Making Changes to Heritage Assets' which was adopted on 25th February 2016.
- 5.2 Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 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’.
- 5.3 Paragraph 197 of the NPPF states 'local planning authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets...the desirability of new development making a positive contribution to local character and distinctiveness'. Paragraph 199 of the NPPF states ‘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 (and 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 200 states: ‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require

clear and convincing justification'. Paragraph 202 states: 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. Paragraph 205 states: 'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted'.

- 5.4 London Plan policy HC1 C states 'Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process'. Development Management Policies Local Plan policy DM 7 part B, b states 'the impact of proposals affecting heritage assets will be assessed having regard to: b relevant issues of design, appearance and character, including proportion, scale, height, massing, historic fabric, use, features, location, relationship with adjacent assets, setting, layout, plan form' and DM7 part E which states: 'In addition to (A) and (B) above, when considering proposals affecting listed buildings and their setting, the Council will: a. pay special attention to the building's character and any features of special architectural or historic interest which it possesses, and the role of the building's setting in these regards'.

## **6.0 ASSESSMENT**

6.1 The main issues are:

- Special Interest of the Listed Building

### **6.2 Special Interest of the Listed Building**

- 6.2.1 The application site comprises the grade II\* listed Vaughan Library. The proposal is for access control to entrance door including shootbolt in the main entrance threshold and cctv and key pad within the entrance porch and green button door release inside the building with drilling for cable route. The significance of the site is outlined above in the 'site description' section and including the list entry which states: '1861-3 by Sir George Gilbert Scott. Polychromatic Gothic. Red brick, dressed with blue-grey brick and ashlar. Rectangular plan with west central porch

and east central canted bay. Built on slope with classrooms below, facing east. Stained glass by J C Bell, 1883 and 1885'.

### 6.3 Appraisal

6.3.1 The existing front entrance presents a security issue to the school as the building is a private building accessible only to the staff and students of Harrow School but its forecourt is an inviting space that some members of the public feel they have the right to enter despite the railings and gate along the High Street and signage deployed by the school on the footpath.

6.3.2 The matter has been subject to pre-application advice. This proposed enclosing the porch to enable controlled entry to the library. This would have caused quite a level of harm to the special interest of the listed building. This amended proposal would introduce a level of less than substantial harm but this would be minimised by only requiring minor interventions by way of the installation of access control to the entrance door including:

- 1) a shootbolt in the main entrance threshold,
- 2) cctv and key pad within the entrance porch and
- 3) green button door release inside the building
- 4) drilling for cable route.

6.3.3 The new materials, introduction of new fixings and drilling would be the harmful effects. However, there is already an existing hole in the brickwork for cables that side. Otherwise, works are minor and whilst adding some clutter and light intervention, there is a public benefit and clear and convincing justification of additional security for the listed building. The works are largely reversible. Alternative more harmful proposals have been discounted. Therefore, the above outlined policies and guidance have been complied with.

6.3.4 This is confirmed by Historic England who responded to state no objections.

### 7.0 CONCLUSION AND REASONS FOR APPROVAL

7.1 The proposed development would improve the security of the building and any harm to its special interest would be minimal and outweighed by public benefits. The proposed development would therefore accord with Policy HC 1 of the London Plan (2021), Policy CS1 of the Harrow Core Strategy 2012 and policies DM7 of the Harrow Development Management Policies Local Plan (2013).



## **APPENDIX 1: Conditions and Informatives**

### **Conditions**

1. Timing

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990

2. Approved Drawing and Documents

The development hereby permitted shall be carried out, completed and retained in accordance with the following approved plans and document Schedule of application documents:

614.33 / 007; 614.33 / 010 A; 614.33/ 006; 614.33/005 A; 614.33/000; Design and Heritage Impact Statement REV 2;

REASON: For the avoidance of doubt and in the interests of proper planning.

3. Protect features

Suitable precautions shall be taken to secure and protect interior features against accidental loss or damage during the building work hereby granted, and no such features may be disturbed or removed, temporarily or permanently, except as indicated on the approved drawings or with the prior approval, in writing of the local planning authority.

REASON: To protect the special architectural or historic interest of the listed building.

4. Making good

All new external and internal works and finishes and works of making good to the retained fabric shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions(s) attached to this consent.

REASON: To protect the special architectural or historic interest of the listed building.

5. Unknown evidence

If previously unknown evidence is discovered about historic character which would be affected by the works hereby granted, an appropriate record, together with recommendations for dealing with it in the context of the scheme, shall be approved in writing by the local planning authority before any of the permitted

works are begun. The works shall be completed in accordance with the approved details and shall be retained as such thereafter.

REASON: To protect the special architectural or historic interest of the listed building.

## Informatives

### 1. Policies

The following policies are relevant to this decision:

#### **National Planning Policy Framework (2021)**

#### **The London Plan (2021):**

HC1,

#### **Harrow Core Strategy (2012):**

CS1

#### **Harrow Development Management Policies Local Plan (2013):**

DM7

### 2. COMPLIANCE WITH LISTED BUILDING CONDITIONS

**IMPORTANT:** Compliance With Listed Building Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of listed building consent if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.

- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.

- Beginning development in breach of a listed building condition will invalidate your listed building consent.

### 3. Remove Yellow Site Notice

A yellow Site Notice relating to this planning application describing the development and alerting interested parties of the development has been placed in the vicinity of the application site. You should now REMOVE this Site Notice.

## Checked

 Orla Murphy Head of Development Management  6 <sup>th</sup> April 2023	 Viv Evans Chief Planning Officer  6 <sup>th</sup> April 2023
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**APPENDIX 3: SITE PHOTOGRAPHS**













*Metal threshold strip at rear of the stone step*

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The cctv camera will be mounted at high level on the brickwork. The camera body is 75 mm dia.

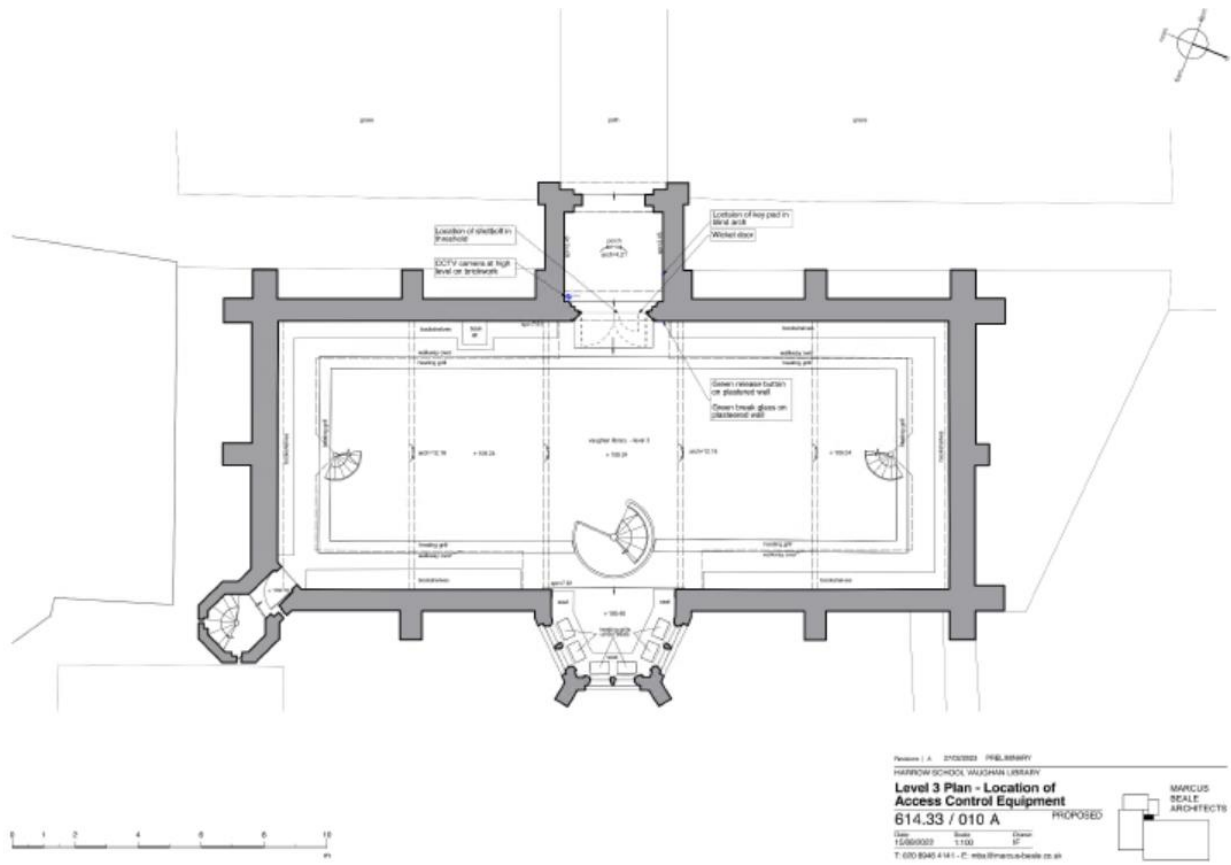


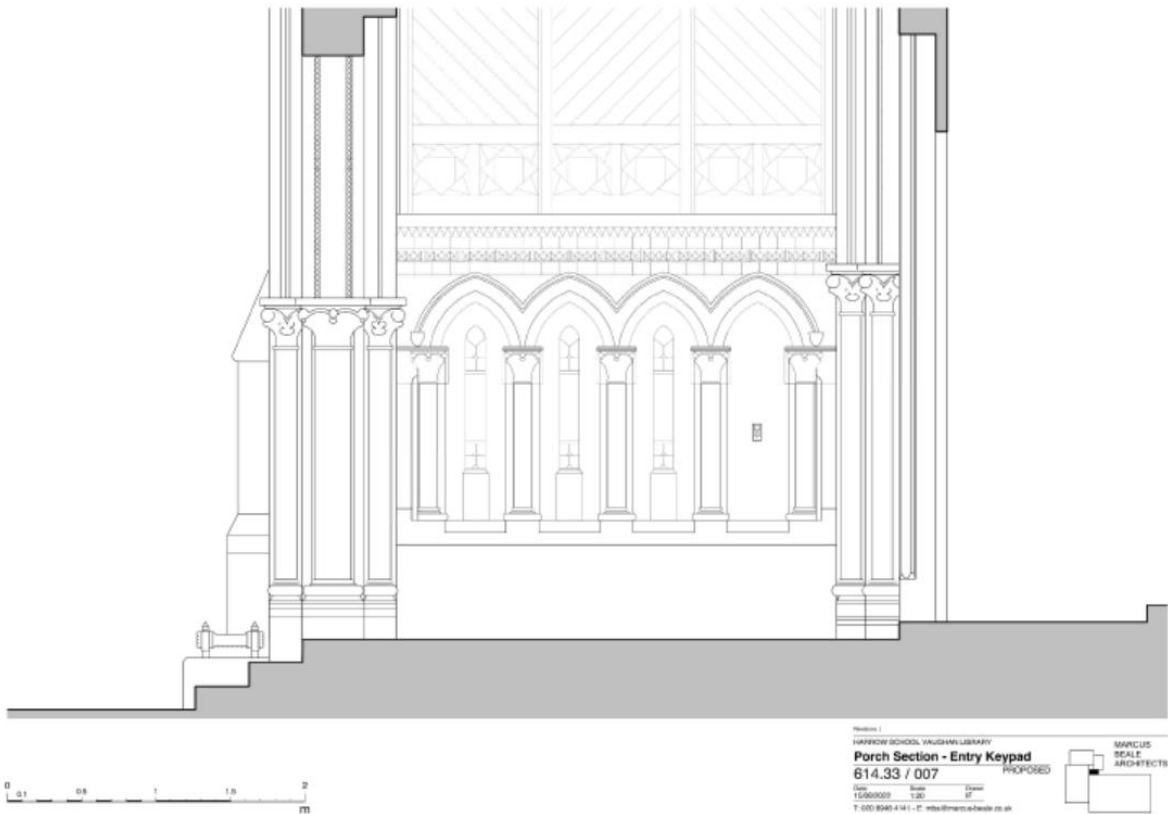
> Fixings will be made into mortar joints.

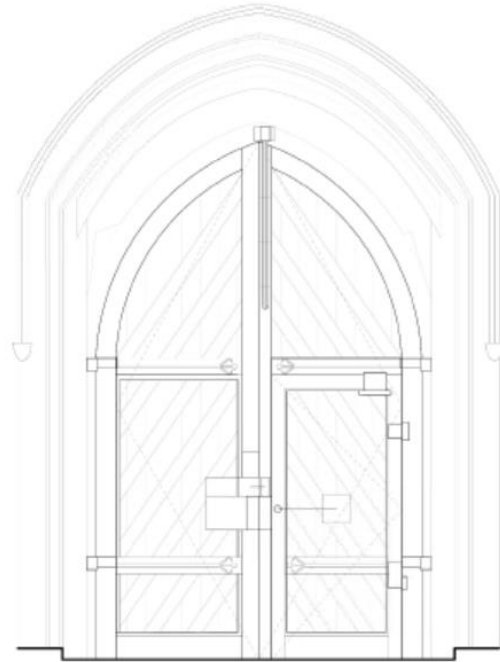
Motorola Aegislon H5 mini  
cctv camera is proposed



# APPENDIX 4: PLANS AND ELEVATIONS







Project 1  
 HARROW SCHOOL, HUGHMAN LIBRARY  
**Entrance Door**  
**614.33 / 006** EXISTING  
 Date: 15/06/2023 Scale: 1:20 Sheet: 07  
 T: 020 8940 4141 - E: mba@marcus-architects.co.uk



Project 1 - A - 0102023 - HUG LIBRARY  
 HARROW SCHOOL, HUGHMAN LIBRARY  
**West Elevation**  
**614.33 / 005 A** EXISTING & PROPOSED  
 Date: 15/06/2023 Scale: 1:100 Sheet: 07  
 T: 020 8940 4141 - E: mba@marcus-architects.co.uk

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