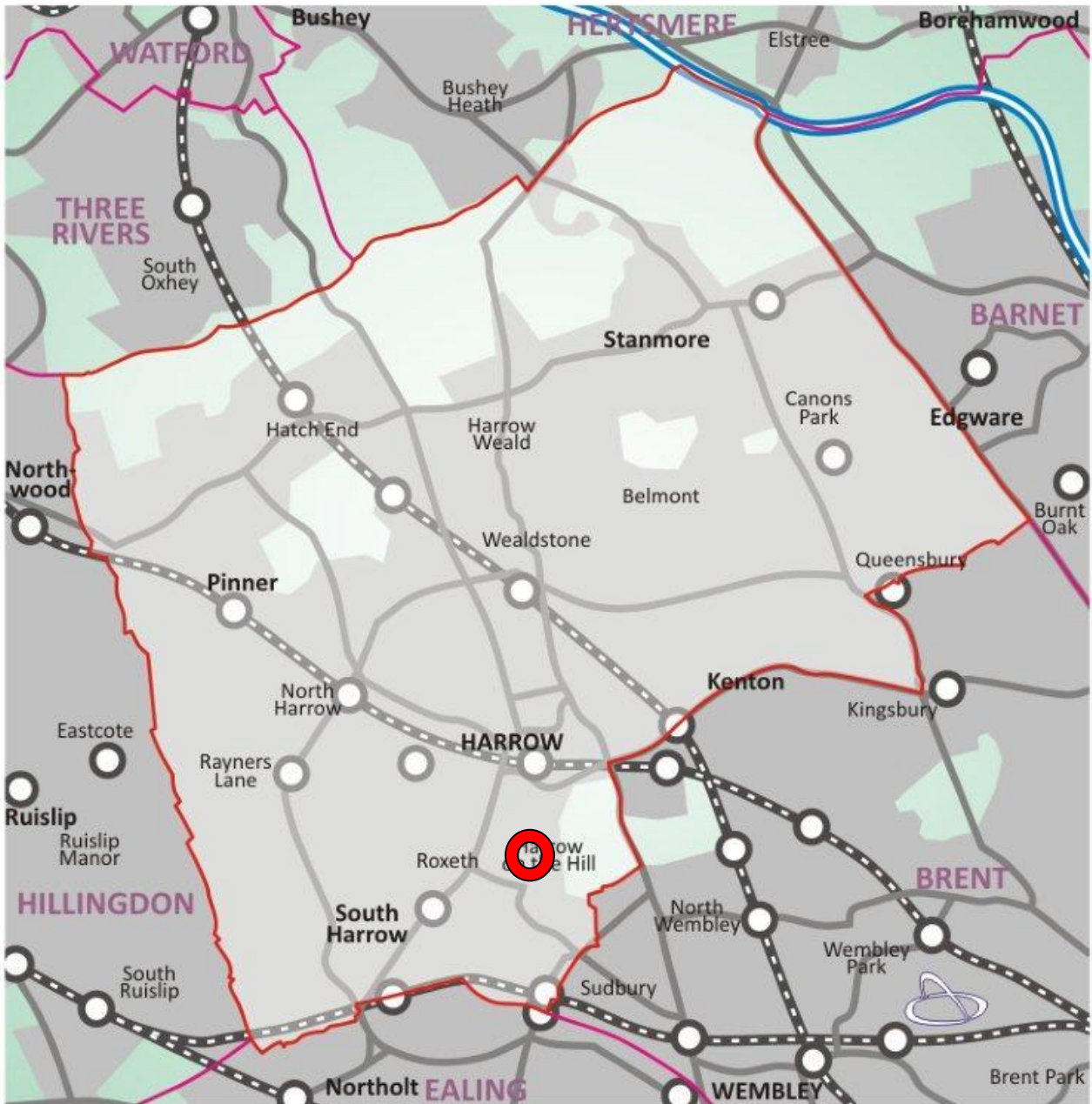


 = application site



**War Memorial And Old Harrovian Room High Street P/2736/23
Harrow Hill Harrow HA1 3HL**

LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

17th January 2024

APPLICATION NUMBER: P/2736/23
VALIDATION DATE: 1/11/2023
LOCATION: WAR MEMORIAL AND OLD HARROVIAN ROOM
HIGH STREET HARROW HILL HARROW
WARD: HARROW ON THE HILL
POSTCODE: HA1 3HL
APPLICANT: MR. DANNY BECKLEY
AGENT: GILES QUARME ARCHITECTS
CASE OFFICER: LUCY HAILE
EXPIRY DATE: 27/12/2023

PROPOSAL

Listed Building Consent: Alterations/replacement of parts of two casement windows

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 the Conditions listed in Appendix 1 of this report.

REASON FOR THE RECOMMENDATION

The proposal would preserve the special interest of the listed building. 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 it is grade II* listed and so is not covered by the Scheme of Delegation.

Statutory Return Type:	23
Council Interest:	None
Net additional Floorspace:	N/A
GLA Community Infrastructure Levy (CIL) Contribution (provisional):	N/A
Local CIL requirement:	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 Harrow School War Memorial Building, Memorial Shrine and Ceremonial Staircase and Retaining Wall.

1.2 The list description gives an indication of significance and includes the following:

‘The War Memorial Building, Shrine, Ceremonial Staircase and Retaining Wall at Harrow School, built in 1921-26 to the design of Sir Herbert Baker, are listed at Grade II* for the following principal reasons:

* Architectural interest: as an ingenious design for a complex site...;

* Materials: built with fine materials, ashlar, ironwork and joinery, to provide a respectful and handsome shrine, memorial and forecourt...;

* Architect: designed by one of the early C20's outstanding architects, a major designer of exceptional buildings...;

* Historic interest: for the inclusion of the symbolic light that may never be extinguished in the Alex Fitch Room, a flame in honour of the fallen whose memory lives on and as a fine example of a substantial memorial, in large part funded by subscription, from a public school to its 642 alumni whose lives were taken in the First World War;

* Group value: with [surrounding listed buildings], prominent on the main artery through the school estate and Harrow-on-the-Hill....

DESCRIPTION:

Neo-Jacobean building, sited on falling ground, 2-storey with basement to centre and north. EXTERIOR: ... **5-bay elevation to High Street / Grove Hill with gabled outer bays (that to left with foundation stone at ground), each with multi-light window to upper floor. Basement windows 3-light strips by pavement. Round-arched windows above to ground and multi-light oriel to upper floor flanked by 9-light windows...**

INTERIOR:... Upper Floor with reception room above gallery with multi-light window to roadside’.

1.3 The building has multi-light leaded casement windows to the upper floors which include commemorative stained glass. The eastern elevation first floor window to the Fitch Room, is 12 light window facing east onto the High Street. The bottom central two lights of this window are alone within this window in having no commemorative stained glass heraldic shields within them. The four lights lined up above these two lights are dedicated to honouring the past monarchs of the United Kingdom, with those immediately above dedicated to Queen Elizabeth II and Prince Philip.

2.0 **PROPOSAL**

2.1 The application seeks Listed Building Consent to alter two windows in the Alex Fitch Room to insert commemorative stained glass glazing in honour of King Charles III and Queen Camila.

3.0 **RELEVANT PLANNING HISTORY**

Not applicable.

4.0 **CONSULTATION**

4.1 A Site Notice was posted on 11/12/2023 and was set to expire on 5/01/2024.

4.2 A newspaper advert was posted on 21/12/2023 and is set to expire on 17/01/2024

4.3 The following groups were consulted on 21/11/2023 and any response was due by 13/12/2023:

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

4.4 **Statutory and non-statutory consultation**

4.5 A summary of the consultation responses received along with the Officer comments are set out in the Table below.

Consultee and Summary of Comments
Historic England dated 27 th November 2023: <i>'You are hereby authorised to determine the application for listed building consent referred to above as you think fit.'</i> This was endorsed by the Secretary of State on 29 th November 2023.

5.0 POLICIES

- 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 (December 2023) 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 203 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 205 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 206 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 208 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 211 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 issue is;

- Special Interest of the Listed Building

6.2 Special Interest of the Listed Building

6.2.1 The proposed alteration would retain the existing window but replace some of the glazing within with stained glass including commemorative Heraldic shields which would match the style & colouring of the existing surrounding designs. They will be fabricated using traditional construction methods by specialist stained glass makers.

6.2.2 The existing casement layout will be replaced to align with the adjacent panels. The clasps will be moved to prevent the shields being obscured.

6.2.3 The approach taken to install stained glass commemorative shields on these lights, is in line with the approach taken on the remainder of the lights making up this window which all have a Heraldic shield each ie one for each light. The two lights above are dedicated to Queen Elizabeth II and Prince Philip. The proposal would be to install heraldic shields to King Charles III and Queen Camilla.

6.2.4 Historic England have authorised the Local Planning Authority to determine the application as they see fit.

7.0 CONCLUSION AND REASONS FOR RECOMMENDING GRANT

7.1 The proposal would preserve the special interest of the Listed Building. 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 Plans and Documents

The development hereby permitted shall be carried out in accordance with the following documents and plans:

9828 S(0) 001; 9828 S(0) 013; 9828 S(0) 012; 9828 S(0) 011; 9828 S(0) 010; 9828 S(0) 002; 9828 S(0) 001; Design Access and Heritage Statement.

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

 <p>Orla Murphy Head of Development Management 21st December 2023</p>	 <p>Viv Evans Chief Planning Officer 21st December 2023</p>
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APPENDIX 2: SITE PLAN



Fig.1 OS Map showing site extents of the War Memorial Building.

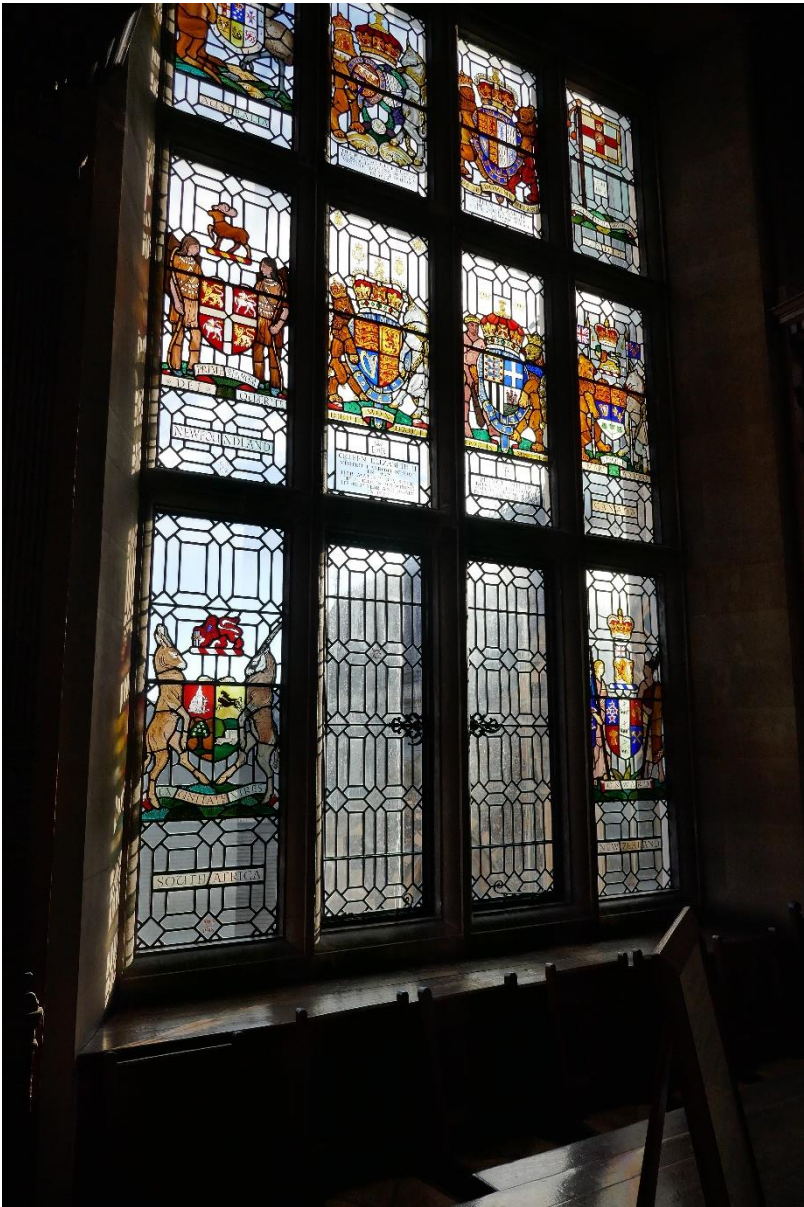
APPENDIX 3: SITE PHOTOS



Fig.5 The War Memorial Building is outlined to show it's position within it's surroundings.



Photograph of the window concerned. Centre bottom two panels to have stained glass installed.



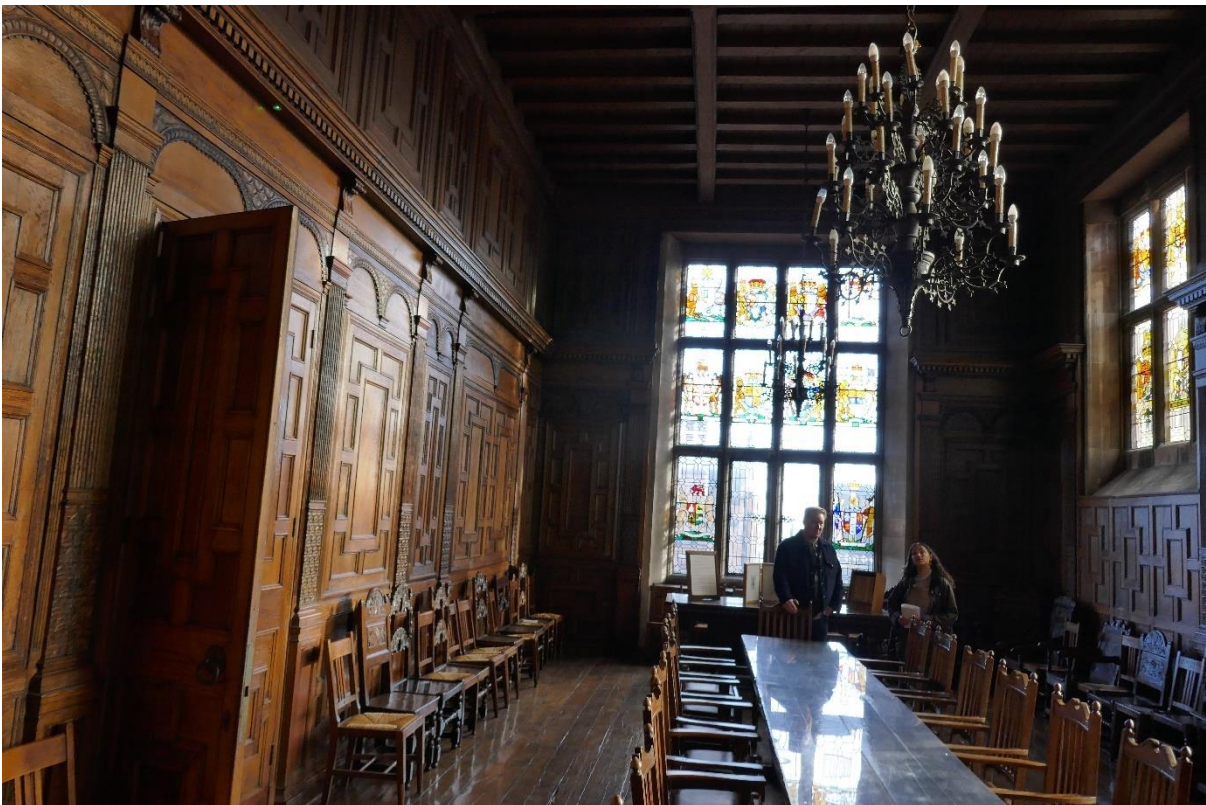
Interior of existing window. Centre bottom to windows to have stained glass.



Close up of part of window concerned.

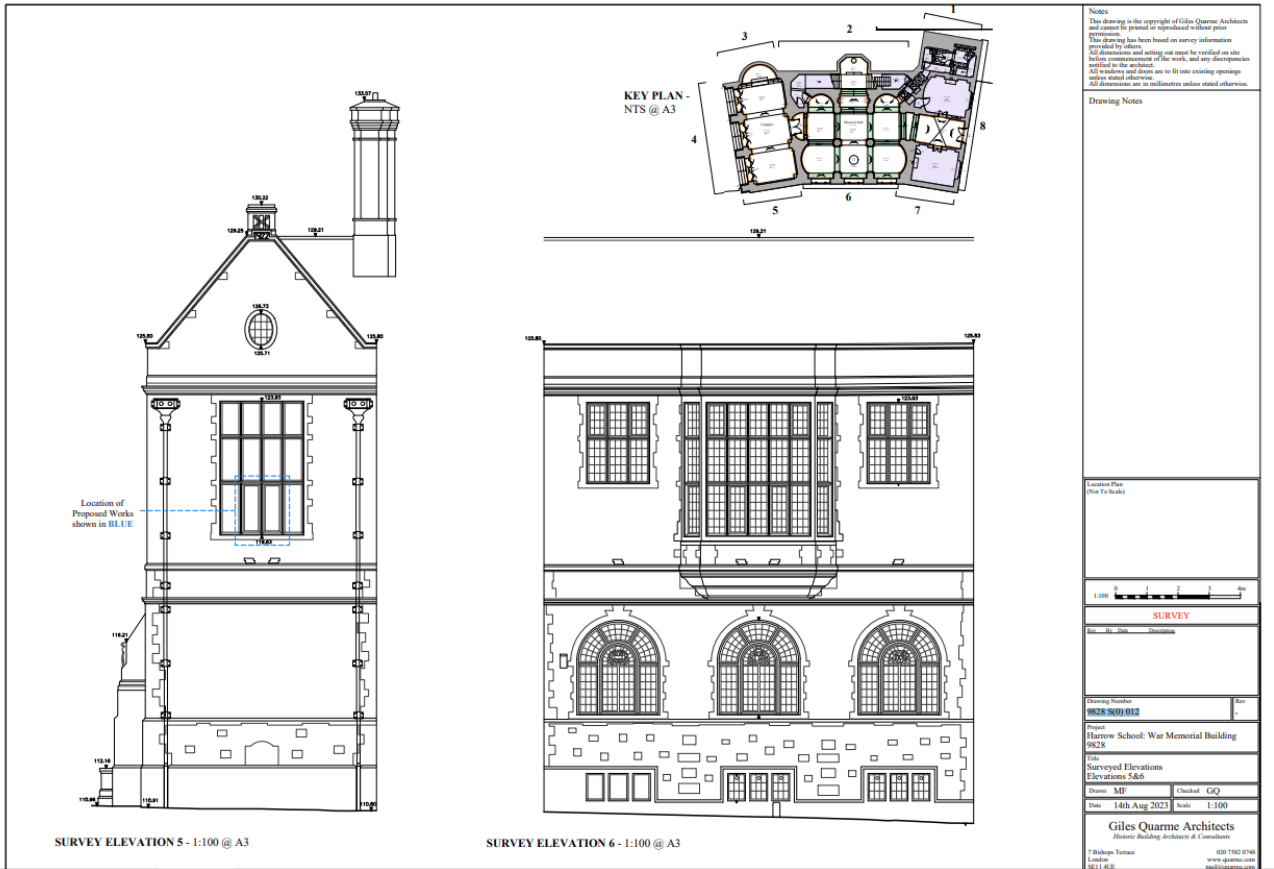


Other stained glass windows in the room.



View looking towards the window concerned within the Alex Fitch Room.

APPENDIX 4: PLANS AND ELEVATIONS



Existing elevations, part of east elevation subject to this proposal outlined in dotted blue line.



Fig.14 Photo showing existing stained glass in window.



Fig.15 Photo showing proposed stained glass to bottom central casements as proposed by Canterbury Cathedral Studios



Fig.16 Proposed indicative stained glass design

Photographs: Existing window (far left), proposed stained glass (centre), close up of proposed stained glass on the far right.

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