

08/00156/LB 17/01/2008 Fairfield

Application for Listed Building Consent

Agent:
Mr J Nash
Mouchel Group Ltd
23-29 Albion Place
Maidstone
Kent
ME14 5TS

Applicant:
Croydon Council
Taberner House

Location: Town Hall, Katharine Street, Croydon, CR0

Description: Installation of door turnstile/gate entry system

Drawing No(s): 790181.003/001 Rev A, 790181.003/002 Rev B

Recommendation: **Government Office for London to Grant Consent Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990**

Subject to the following condition and reason:

1. The works shall be begun within three years of the date of the consent
- Reason: To comply with the provision of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Planning and Compulsory Purchase Act 2004

In granting permission the local planning authority had regard to the following policies:-

The relevant policy of the Croydon Replacement Unitary Development Plan (the Croydon Plan) is UC6.

The development is considered to be satisfactory in relation to the following:-

- (a) the character and appearance of the listed building and having regard to all other matters raised.

Ward: Fairfield
Lead Officer: Head of Planning Control

Planning Committee
8th May 2008

08/00156/LB – Town Hall, Katherine Street, Croydon, CR0 1BA

1. SUMMARY

- 1.1 This report concerns an application for Listed Building Consent to install a door turnstile/ gate entry system to the main Town Hall entrance.

2. RECOMMENDATION

- 2.1 That this application for Listed Building Consent be forwarded to the Government Office for London with a recommendation that subject to the conditions and reasons set out in the agenda, Listed Building Consent should be granted.
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3. BACKGROUND

(a) Site Description

- 3.1 The application site is situated within the Town Hall which is located on the southern side of Katherine Street. This purpose built Victorian building is accessed via a small portico with seven steps leading up to a lobby. The lobby consists of a timber and glass framed area which gives access to the main foyer. The foyer comprises a part one/two storey area containing marble columns, decorative panels and mosaic floors. The marble is a rich brown colour and the timber doors and windows are of a similar colour. Directly opposite the entrance to the lobby is the grand stair leading to the first floor.
- 3.2 On the west side of the foyer, adjacent to the entrance doors is a small reception desk and to either side of the entrance lobby are small vestibules. The foyer and the lobby appear to have changed very little since the building was erected. The access from the lobby to the foyer is through a pair of glazed timber doors.
- 3.3 The Town Hall is a Listed Building (Grade II).
- 3.4 The surrounding area is predominantly commercial in character, comprising buildings of varying styles.

(b) Designations

- Archaeological Priority Zone
- Area of High Density
- Listed Building
- Local Distributor Road
- Landmark
- Local View
- Conservation Area

(c) Relevant Planning History

- 3.5 There is a varied planning history for the site, but none is considered relevant to this particular application proposal.

(d) Proposal

- 3.6 Listed Building Consent is sought to:
- Extend the existing security desk, in matching style, to close up the gap between it and the adjacent marble column.

- Construct an additional security desk, opposite the existing one, to span between the foyer partition and adjacent column. It would be of a comparable size and design.
- Install a card entry double paddle gate for controlled staff access, and a remotely operated gate entry system for supervised entry to visitors. The paddle and gate system is to be mounted on a ramped platform which will not require any mechanical means of fixing to the existing building structure or finishes. The ramp will be 'spot' adhered to the mosaic floor finish using clear silicone mastic. Materials used in the construction of the pillars and gate frame are to be stainless steel which will be polyester powder coated to imitate brass. The gate paddles will be toughened safety glass and would have a height of 1000mm, depth of 1660mm and a width of 2250mm.
- Install a new power service to the gate and paddles, and a failsafe link to the fire alarm system, and extend the buildings card reader system. All new cables are to be MICC copper sheathed and are to be concealed where possible and painted to match the background where they are exposed to view.

4. PLANNING POLICIES

- 4.1 The policy of the Croydon Replacement Unitary Development Plan (the Croydon Plan) is UC6.

5. CONSULTATIONS

- 5.1 English Heritage, the Councils Urban Design Team, and the Mid Croydon Conservation Advisory Area Panel have been consulted on the proposal and have no expressed no objection to it.

- 5.2 Eight objections letters and one petition containing 26 signatures have been received from members of the public. The main issues raised are:

- 1) Cost of installation to tax payers
- 2) Justification for the need for extra security in the building.
- 3) Alter the character and appearance of the building

- 5.3 The Metropolitan Police have agreed that the system would prevent casual access

6. CONSIDERATIONS

- 6.1 The principal issues are the effects of the development on:

- (a) The character of the Grade II Listed Building.
- (b) Safety and Security

Character of the Listed Building and the area

- 6.2 The proposed turnstile would not be visible from the street. However the inside of the building forms an equally important part of this building's architectural significance.
- 6.3 The introduction of new intrusive security features into the foyer is regrettable. However the turnstiles would be a relatively minor feature within this large attractive foyer which is typical of buildings of this type. As they would be located within a small area defined by the entrance doors and columns it is not considered that they would have any intrusive effect on the overall appearance of this part of the building that would justify a refusal of consent
- 6.4 There are to be no mechanical fixings to the existing building. The ramp below the turnstiles will be 'spot' adhered to the mosaic floor using a clear silicone mastic which can be removed without damage to the decorative mosaic floor.

6.5 Safety and security

The applicants have stated that the purpose of the proposed turnstile is to enhance security to the entrance of the Town Hall. At present if the security staff who attend to the entrance are distracted or temporarily absent from their posts unauthorised persons may easily access the building. The proposed system would go a significant way to providing a more secure entrance.

- 6.6 The need for additional security is recognised. Whilst there would be a visual impact, it is not considered that there will be any long term harm or damage and the proposal represents an acceptable compromise in terms of security and preservation of the character and appearance of the building.

7. ENVIRONMENTAL CONSIDERATIONS

- 7.1 As discussed above.

8. EQUALITIES CONSIDERATIONS

- 8.1 This proposal would not be detrimental to the accessibility of this building. The access to which the turnstile entry system is being proposed is not accessible to non-ambulant people as there are two flights of stairs between the pavement and the entrance foyer. Wheelchair access is available via a different entrance proposal.

Case Officer: Ike Dimano

Background Documents: 8 objection letters and 1 petition with 26 signatures.
Observations of the Met Police
Observations of English Heritage

Contact Officer: Mr. P. Mills 020 8760 5419