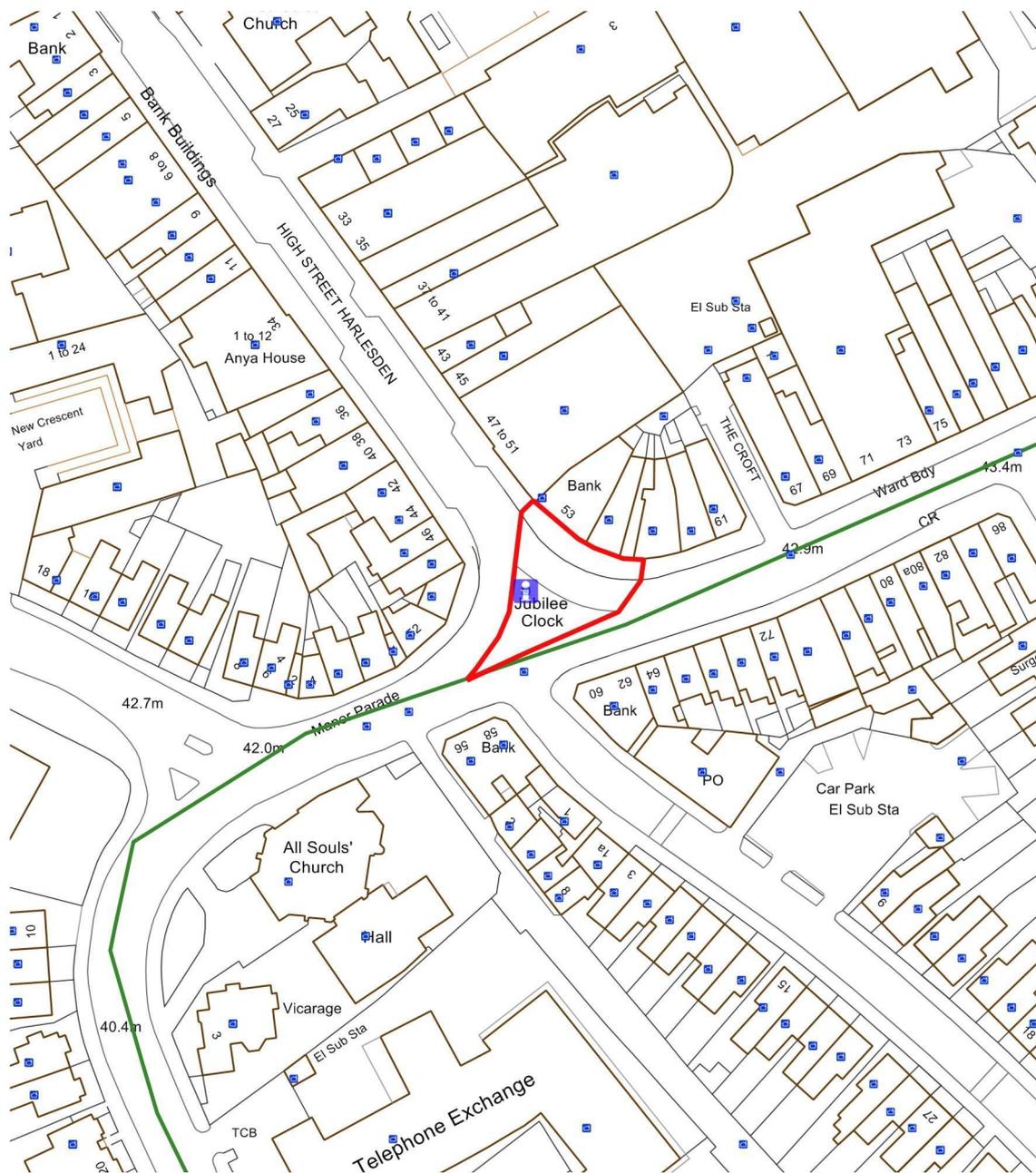




Planning Committee Map

Site address: JUBILEE CLOCK, High Street, London

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This map is indicative only.

RECEIVED: 27 February, 2013

WARD: Harlesden

PLANNING AREA: Harlesden Consultative Forum

LOCATION: JUBILEE CLOCK, High Street, London

PROPOSAL: Listed building consent for relocation of Jubilee Clock onto footpath outside no's 53 & 55 High Street, NW10.

APPLICANT: Brent Council

CONTACT:

PLAN NO'S:
Please see condition 2

RECOMMENDATION

Grant Consent

EXISTING

The application site occupied by a Grade II listed clock tower is located within the existing traffic island at the junction between High Street and Station Road. The site is located within the Harlesden Conservation Area.

PROPOSAL

This application relates solely to the listed building consent for relocation of Jubilee Clock onto footpath outside no's 53 & 55 High Street, NW10. This will require its transportation to a safe place of storage whilst highway works are undertaken within Harlesden High Street and the subsequent reinstatement of the Clock Tower in its new location. However for Members information the proposal forms a part of a Regeneration Programme for Harlesden Town Centre, which is discussed later in this report.

HISTORY

The Jubilee Clock was originally erected in 1887, although it was then moved to its current location in 1938. The Clock Tower has also been the subject of two refurbishments in 1992 and in 1997.

Listed Building Consent (Ref No: 96/1910) for the renovation of existing Jubilee Clock to include repainting, renewal of clock faces and mechanism, repaving of island surrounding clock, removal of existing planters and replacement with 2 no. trees, installation of 2 no. benches on either side of clock tower and renewal of sockets and electrical supply was granted on 26 August 1997.

POLICY CONSIDERATIONS

National Planning Policy

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and replaces Planning Policy Guidance and Planning Policy Statements with immediate effect. It includes a presumption in favour of sustainable development in both plan making and decision making. It is considered that the saved policies referred to in the adopted UDP and Core Strategy are in conformity with the NPPF and are still relevant. The NPPF states that good quality design and a good standard of amenity for existing and future occupants of land and buildings are required. Of particular reference to this CAC application, the NPPF outlines policies for the historic environment and heritage assets. It emphasises the importance of being able to assess the significance of heritage assets that may be affected by a development.

Accordingly, the policies contained within the adopted SPG's, London Borough of Brent Unitary Development Plan 2004 and Core Strategy 2010 carry considerable weight in the determination of planning applications and appeals.

Adopted Brent UDP

- BE2 Townscape: Local Context & Character
BE22 Protection of Statutory Listed Building. The special character of buildings on the statutory list will be protected and enhanced.
BE26 Alterations & Extensions to Buildings in Conservation Areas. They should retain the original design and materials or where not practicable be sympathetic to the original design.

CONSULTATION

On 28 February 2013, 94 neighbouring residents and Ward Councillors were consulted on the application. A site notice was placed on Harlesden High Street on 11 March 2013, with a Press Notice being issued on 11 March 2013. In response the Council has received 1 comment, 3 letters in favour, 10 objections and a petition (375 signatures) against the development. These are outlined as:

External

Objections, including petition:

- There is ample space in the clock's current location and there is therefore no need to relocate the Jubilee Clock
- The new position is not an appropriate setting for the listed structure
- Fails to preserve tradition
- Lack of effective consultation on regeneration options A and B
- Practical - The Regeneration plans can go ahead without having to relocate the Tower Clock
- Safety - Redesigning the road at this junction will make the turn more difficult for buses and delivery vehicles from either direction. The new road design will increase the number of accidents (Including accidents with the Tower Clock)
- Seating proposed is not considered to be a benefit
- Money could be better spent, than having to relocate the clock

Comments

- The Clock should be relocated in line with Option B of the Regeneration proposals

Support

- The relocation of the clock is welcomed

Internal

The Head of Design, in his role as English Heritage liaison and having considered the proposed relocation and accompanying method statement in light of the above, is satisfied that the new location is an acceptable alternative and would preserve the integrity of the listed building.

The Transport Engineer raises no objection to the relocation of the Clock Tower.

REMARKS

Context

The relocation of the Jubilee Clock Tower is proposed as a part of the Harlesden Town Centre Regeneration Project. This extensive programme of highway works have been proposed to cover parts of Craven Park Road, Manor Park Road, Crownhill Road, Tavistock Road, High Street, Park Parade, Acton Lane and Station Road. Members may be aware two options (Option A and Option B) were proposed.

'Option A' sought to retain the existing gyratory system for traffic movements around the town centre and accommodating wider footpaths, reduced clutter, improved pedestrian crossings, reduced residents permit parking, amendments to the controlled parking zones with the provision of new cycle parking, bins and paving.

As well as all the improvements proposed in Option A, Option B consists of a shared space/pedestrian priority area in High Street Harlesden between Jubilee Clock and Tavistock Road. While buses and cyclists will be allowed to pass through the shared space, all other motor vehicles will be prohibited with the exception of deliveries which will be permitted before 10am and after 4pm. In order to create the new junction as set out in the accompanying plans, the Jubilee Clock will need to be moved from its current location, to approximately 5m to the east. This will assist in improving highway and pedestrian safety, in preference to the

current "island" which means pedestrians have to cross in two separate phases.

These options were consulted upon in January and February 2012, with "Option B" being the preferred public choice. In March 2012, the Council's Executive Committee agreed to support the public choice. The option to "do nothing" was also offered but was not favoured by the public.

Whilst 'Option B' has been agreed in Highway terms, it still falls for the planning assessment of the listed building relocation to be considered in terms of the requirements set out in (sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990). These are discussed below:

Principle of Development

The LPA is required, in considering whether to grant listed building consent for any works, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which the building possess (sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990). The Jubilee Clock Tower is a Grade II listed building, first listed on 23 Jan 1974. The English Heritage listing notes that:

'Erected by Public subscription 1887. Cast iron. Square base with inscription panel. Tapering decorative square feature above it decorated with dolphins, armorial bearings, supporting fluted circular column with spiral ornament, shields of arms and swags and square topped. Florentine capital. Above capital is a cube with a round clock face on each side crowned by pediments; central urn and spike. Lanterns removed'

Assessment

Although the clock is a statutorily listed feature it is not in its original location which by definition makes the specific location less important as a criteria for listing. At the time of the clock's origin (1887) there was far less traffic than there would be a few decades later. At least two trams derailed and collided with the clock in the first half of the twentieth century, one of them tearing off one of its four decorative arms. In 1938 the Clock Tower was relocated to a location 3m from its original position. It was hoped that in relocating the Clock Tower, motorists would find it easier to navigate the area. As explained above, the relocation of the Clock is required to bring about a better traffic management scheme here also.

The proposals do not call for any alteration or changes to the clock itself which therefore means it will retain the architectural quality and character that instigated its listing. The Clock is to be moved (5m) from its present location which by definition would mean that the setting of the Clock would not change significantly. The clock will not be quite as prominent in the streetscape given that it is currently located in a traffic island in the centre of a road junction as before but will however still be visible along the High Street. The new location will make the clock less susceptible to damage from passing vehicles, thereby protecting the listed feature.

The Planning Service is not committed to this new location ahead of any others and whilst there may be a range of locations that might be acceptable, particularly given that the current location is not original as mentioned above, no objection is raised in principle to the new location in listed building terms.

As part of the proposals the clock will be repaired and will tell the time, which is a welcomed addition to the listed feature. The Council has received a very detailed method statement that encapsulates the approach to the protection of the clock during the works, the process for its lifting and relocation and its re-fixing in the new location. The Method statement has been scrutinized at length and is considered to be acceptable.

The Head of Design, in his role as English Heritage liaison, and having considered the proposed relocation and accompanying method statement in light of the above, is satisfied that the new location is an acceptable alternative and would preserve the building.

Highways

It is clear that the narrowing of the carriageway on High Street adjacent to 53 High Street and 50 High Street will allow a significantly wider footway in these locations, which will have a positive impact on pedestrian flow and pedestrian safety. For comparison, it can be estimated that the width of the footway on each side will increase from a maximum of about 4.5m currently to a maximum of about 10m following the works. In terms of junction visibility splays, from the westbound carriageway of High Street looking towards the proposed pedestrian crossing at the south end of the proposed bus lane and vice versa, the sight-lines will not be restricted by the proposed new location for the Jubilee Clock. Sight-lines for vehicles and pedestrians in all other directions will not be affected by the proposed relocation of the Clock.

The Highway Engineer raises no objection to the relocation of the Clock Tower.

Conclusion .

The new location of the Clock Tower is considered to be acceptable in listed building integrity terms, for reasons detailed above and your officers duly recommend the scheme for approval.

RECOMMENDATION: Grant Consent

REASON FOR GRANTING

- (1) The proposed development is in general accordance with policies contained in the:-

Brent Unitary Development Plan 2004
Central Government Guidance NPPF

Relevant policies in the Adopted Unitary Development Plan are those in the following chapters:-

Built Environment: in terms of the protection and enhancement of the environment

CONDITIONS/REASONS:

- (1) The works to which this consent relates must be begun not later than the expiration of three years beginning with the date of this consent.

Reason: To conform with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- (2) The development hereby permitted shall be carried out in accordance with the following approved drawings

HD37a/loc2 Revision A
Method Statement dated 18 January 2013 - Author: Matt Smith

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

INFORMATIVES:

- (1) The applicant is advised the relocation of the Clock Tower, hereby approved must be implemented in full compliance with the method statement and its contents

Any person wishing to inspect the above papers should contact Tanusha Naidoo, The Planning Service, Brent House, 349 High Road, Wembley, Middlesex, HA9 6BZ, Tel. No. 020 8937 5245