

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning Committee – 1 st March 2022
Title:	HISTORIC BUILDING GRANT APPLICATIONS
Directorate:	Economic Growth & Housing delivery
Contact:	Mike Fox – Conservation Officer
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Action required:	For Decision
Wards affected:	Hoe Street ward
Appendices:	Appendix One – Images/plans
Status:	Open

1. SUMMARY

1.1. Members are asked to consider one application for an Historic Building Grant towards works at the following properties in the Orford Road Conservation Area;

1.1.1. 9 Eden Grove E17 (Orford Road Conservation Area)

2. RECOMMENDATION

2.1. For Planning Committee Decision

2.1.1. Planning Committee is requested to agree;

(a) That an Historic Buildings Grant of **£1,990** is made towards the cost of two new timber double glazed windows and a timber front door, at 9 Eden Grove, E17, to replace existing uPVC windows and door.

3. REASON FOR DECISION

3.1. Planning Committee is the body authorised to make decisions with regards to Historic Buildings Grants in excess of £1,000.

4. BACKGROUND

9 Eden Grove

4.1 9 Eden Grove is a semi-detached cottage style property, within the Orford Road Conservation Area, which was first designated in 1990. It is one of 18 'workers cottages' built by the philanthropist and developer Ebenezer Clarke in 1862, who sought to improve housing conditions for 'the labouring poor'. The properties are modest but attractive brick buildings, and traditionally featured timber casement windows and slate roofs.

No.9 has been altered since its original construction, and currently features uPVC windows and doors, which are considered to detract from the character of the conservation area.

- 4.2 The property owners are seeking to replace the existing uPVC front windows with double glazed timber casement windows, in a design that replicates the original. The existing uPVC front door will also be replaced with a timber hardwood door. Both aspects of work are considered to be positive and would enhance the character of the conservation area. Planning permission for these works was granted in December 2017, under application reference number 173717. This application also included works to reinstate the property's traditional slate roof, which has been completed successfully.
- 4.3 Images of the property are included below.
- 4.4 Two quotes for the proposed works have been received and shared with the council, one for £9,550 and the other for £18,528.94. Using the lowest quote, a full 20 per cent grant would amount to £1,990, which would be within the current Historic Building Grant budget.
- 4.5 A grant of £1,990 is therefore being recommended, which equates to 20 per cent of the overall total cost of works.

5. **IMPLICATIONS**

5.1. Financial

- 5.1.1. Historic Buildings Grants are met from the budget established specifically for the purpose, totalling £9,000 in the current financial year. It has been past practice to limit grants to 20% of eligible repair and restoration costs, up to a maximum of £5000 in any one financial year.
- 5.1.2. Of the £9,000 budget, one grant has been awarded, for £2,145 for a replacement slate roof in the Lloyd Park conservation area, and which is due to be paid in this financial year following completion of those works in February 2022. This leaves a grant budget of £6,855 available, sufficient to meet the request of the current application.
- 5.1.3. A full 20 per cent grant is being recommended in this instance due to the availability of funding, the recognised positive impact the works will have on the character of the conservation area, and that the applicant has not benefited or sought grant aid previously, including for recent works reinstating the slate roof at the property.

5.1.4. The Council actively promotes and supports the sympathetic maintenance, repair and restoration of the limited stock of historic buildings and heritage assets in the borough, and officers therefore consider that this application merits the Council's support.

5.2. Legal

5.2.1. The Council is empowered to give financial assistance under Section 57 of the Planning (Listed buildings & Conservation Areas) Act 1990. Grants can be given for the repair or maintenance of any buildings or historic features appearing to be of architectural or historic interest, and the building or structure need not necessarily be Listed nor within a Conservation Area.

5.3. Human Resources

5.3.1. There are no specific implications arising from this report.

5.4. Health Impact Assessment

5.4.1 There are no specific implications arising from this report.

5.5. Equality Impact Assessment

5.5.1 There are no specific implications arising from this report.

5.6. Climate Change Impact Assessment

5.6.1 There are no specific implications arising from this report.

6. **CONCLUSION**

6.1. The recommended expenditure is considered desirable to assist with the cost of works to these properties within the Orford Road Conservation Area. It is Council policy to encourage the sympathetic maintenance, repair and restoration to historic properties which preserve or enhance their character or appearance, and this application is considered to be entirely consistent with this objective.

APPENDIX ONE – IMAGES

9 Eden Grove:

Existing uPVC windows and front door

