

LONDON BOROUGH OF WALTHAM FOREST

Committee/Date:	Planning Committee – 5th October 2021
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:	William Morris
Appendices:	Appendix One - Images
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 Lloyd Park Conservation Area;

1.1.1. 443-445 Forest Road E17 (Lloyd Park Conservation Area)

- 1.2. This is a resubmission of a grant that was approved by planning committee in September 2020, and reflects an increase in the quote originally received for the cost of works.

2. RECOMMENDATION

- 2.1. For Planning Committee Decision

2.1.1. Planning Committee is requested to agree;

- (a) That an Historic Buildings Grant of **£2,145** is made towards the cost of a new slate roof at 443-445 Forest Road, E17, within the Lloyd Park Conservation Area. This grant would be jointly shared between the two property owners.

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

443-445 Forest Road

- 4.1 443-445 Forest Road is a ground and first-floor corner property containing two flats, in a terrace of similar Warner properties within the Lloyd Park Conservation Area. The area was designated a conservation area in 2015.
- 4.2 The property in question is on the corner of Forest Road and Mersey Road, and is therefore very prominent in the conservation area.
- 4.3 The property owners are seeking to replace their existing concrete tiled roof with a Spanish slate roof, more appropriate for Warner properties. Slate was the traditional roofing material used on Warner properties, and this change is supported by officers due to it being more visually and historically appropriate. Planning permission for these works was granted in January 2021, under application reference number 203456.
- 4.4 The adjacent corner property at 447 – 449 Forest Road recently replaced their roof with Spanish Slate, and it is considered that having both corner properties reroofed with slate would be beneficial to the character of the conservation area.
- 4.5 Images of the properties in question are included below.
- 4.6 An Historic Buildings Grant application for these works was submitted to planning committee in September 2020, and a grant of £1,900 was approved. Works did not take place however, and a revised quote has since been submitted showing a slight increase in the overall project cost. As such a revised grant application is being submitted to reflect this.
- 4.7 The revised total cost of works is now quoted at £14,300, as opposed to the previous quote of £12,900.
- 4.7 A grant of £2,145 is therefore being recommended, which equates to 15 per cent of the overall revised total cost of works. This equates to an actual increase in grant of £245 compared to the September 2020 grant approval.

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, no grants have been awarded or paid out this financial year, leaving the full budget available. This grant application would supersede that

previously awarded for these properties in September 2020.

5.1.3. Whilst the Council may award up to 20 per cent of the total cost of eligible works, in this instance officers are recommending 15 per cent. This is to take into account the large sums involved with this particular project, and also noting that No. 445 Forest Road benefitted from an Historic Building Grant in the 2017 – 2018 financial year, for replacement timber sash windows.

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 Lloyd Park 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

443 – 445 Forest Road:



Google Streetview Images, March 2019

447 – 449 Forest Road, a recent beneficiary of a grant towards a new slate roof:



Google Streetview Images, March 2019