

SUPPLEMENTARY AGENDA

STRATEGIC PLANNING COMMITTEE

Date of Meeting: **THURSDAY, 30 JANUARY 2020 TIME 7.30 PM**

PLACE: **COMMITTEE ROOMS 1 & 2 - CIVIC SUITE**

Members of the Committee are summoned to attend this meeting:

The public are welcome to attend our committee meetings, however, occasionally committees may have to consider some business in private. Copies of reports can be made available in additional formats on request.

Kim Wright
Chief Executive
Lewisham Town Hall
London SE6 4RU
Date: 29 January 2020

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	Order Of Business		
Item No	Title of Report	Ward	Page No.
3.	Scott House, 185 Grove Street, London, SE8 3SH – This is a Supplementary Agenda – The report attached to it provides an update to the status of Scott House, and a recent statutory listing request made to Historic England, attached as Appendix 1.	Evelyn	1 - 6

Committee	STRATEGIC PLANNING COMMITTEE
Report Title	ADDENDUM
Contributors	Lewis Goodley
Date	30 January 2020

1 **ADDENDUM**

1 This report sets out an addendum to the committee agenda published on 21 January 2020 in respect of Strategic Planning Committee on 30 January 2020.

2 The report corrects an error made in the Committee Report at paragraph 29, as set out below.

3 The report also provides an update to the status of Scott House and a recent statutory listing request made to Historic England, as set out below.

2 **ITEM 3 – SCOTT HOUSE**

Correction to paragraph 29 of Committee Report.

4 Officers received comments from Historic England. Paragraph 29 of the agenda states that Historic England (HE) object to the proposals based on the loss of the pediment.

5 This is in error, in their response HE do not refer to the pediment on the eastern elevation of Scott House. The consultation response states that in their opinion, the proposed partial façade retention and tall building extrusion would erode the authenticity and integrity of Scott House.

6 HE confirm that it is unlikely that the proposed development would have a major impact on View 5A.2 from Greenwich Park, and View 6A.1 from Blackheath Point, both towards the St Paul's Cathedral of the LVMF.

7 *Officer Response*

8 No new material considerations that have not been fully considered or addressed within the published committee report arise from this error.

9 The matters relating to design and heritage are considered in Section 7.3 of the Committee Report.

Historic England – Decision not to Statutory List Scott House

10 An application to list Scott House was made by a member of the public.

11 Historic England rejected this application on 22 January 2020. A copy of their decision is available at **Appendix 1** of this addendum.

12 Historic England have assessed the proposal and conclude that the building is not of national historic significance. The report concludes:

“Although of clear local interest as a reminder of the tin box industry particular to this part of London, based on the information provided, and with

reference to the DCMS Principles of Selection (2018) and our Selection Guides, this early-C20 factory building is not recommended for listing for the following principal reasons:

Degree of architectural interest:

** although the building has a degree of architectural ornamentation, overall it is a typical and undistinguished example of Edwardian commercial/factory design;*

** materials are standard for the period and there is no evidence of innovative structural characteristics;*

** external alterations, notably the replacement of the original multi-pane metal windows (shown in early photographs) and changes to the south elevation, have compromised its original character;*

** the interior has presumably been partitioned so that any evidence relating to the original industrial functions and processes has been lost.*

Degree of historical interest:

** the building has some local historical interest as a reminder of the tin box industry, particularly associated with this part of London. Its use for this function was, however, short-lived and is of regional rather than national historical interest."*

- 13 The decision of HE therefore does not materially changed any matters considered in the Committee Report. The building remains a non-designated heritage asset, as considered in Section 7.3 of the Committee Report.

Addendum Report

Appendix 1 – Historic England report

Application Name: Scott House

Number: 1468239

Type: New

Heritage Category: Listing

Address:

185 Grove Street, Deptford, London, SE8 3SH

County	District	District Type	Parish
Greater London Authority	Lewisham	London Borough	Non Civil Parish

Recommendation: Reject

Assessment

Historic England has received an application to assess Scott House, 185 Grove Street, Deptford, LB Lewisham for listing. Planning permission is being sought for a 29-storey residential block to be built within the shell of the original building (DC/19/113332). The building is not in a conservation area but was recommended for the local list in September 2019.

Scott House was built around 1906 by A G Scott and Co, manufacturers of tin boxes, established in 1890 as an extension to their existing buildings on the site. South-east London was a noted centre of this particular industry and Scott and Co had over 800 employees, probably mainly women. The architect is not currently known. Scott and Co sold the building in 1922 and it subsequently had a number of uses including as a bag and sack factory in the 1930s. In 1943 the Goad insurance maps show it as the Diploma laundry. A range in the south-west corner of the building is no longer present. In the 1970s and 1980s it was used by a transportation company and, after being vacant from 1985, in 2001-2 was converted to provide a mix of residential and commercial units.

The building is of three storeys, L-shaped in plan and built of yellow stock brick with a blue engineering brick plinth, red brick detailing, stone banding, concrete floors and a slate mansard roof. Fenestration has replacement multi-pane metal or uPVC windows. The principal (east) elevation onto Grove Street is symmetrical, of eight bays, with an additional entrance bay to the north. There are four red brick pilasters which rise above the roof line. The two central bays have a pedimented gable with a stone cornice and banding. Below the top set of windows is a blue tile plaque with green border bearing the legend 'A.G.SCOTT & Co Ltd' in white lettering. The windows are set in segmental arches of red brick with stone sills, apart from those on the top floor which are in square-headed openings above a stone string-course. The windows on the outer bays are much narrower. The entrance bay has two windows lighting the stairs and an entrance with a timber surround with an entablature bearing the name of the building.

The north elevation to Oxestalls Road is of seven bays with a similar window arrangement to the east elevation and with a wide eastern bay with a pedimented gable with stone banding. The L-shaped south elevation is plainer with symmetrical fenestration in plain openings, including that to the three-bay western return. All these are probably later insertions dating from the 2001-2 conversion. The main west elevation is blind and abutted by a long shed.

No photographs of the interior were provided.

Many thousands of C20 industrial buildings survive in England, and as with all buildings constructed after 1850, selectivity for listing is required with an emphasis on the overall completeness of a site and the possession of architectural features which reflect the functions carried out within. Architectural quality becomes increasingly important when assessing complexes of the C20 when, in addition to this, strong evidence of special interest in technological, constructional or historical importance will be required for designation to be warranted. Although of clear local interest as a reminder of the tin box industry particular to this part of London, based on the information provided, and with reference to the DCMS Principles of Selection (2018) and our Selection Guides, this early-C20 factory building is not recommended for listing for the following principal reasons:

Degree of architectural interest:

- * although the building has a degree of architectural ornamentation, overall it is a typical and undistinguished example of Edwardian commercial/factory design;
- * materials are standard for the period and there is no evidence of innovative structural characteristics;
- * external alterations, notably the replacement of the original multi-pane metal windows (shown in early photographs) and changes to the south elevation, have compromised its original character;
- * the interior has presumably been partitioned so that any evidence relating to the original industrial functions and processes has been lost.

Degree of historical interest:

- * the building has some local historical interest as a reminder of the tin box industry, particularly associated with this part of London. Its use for this function was, however, short-lived and is of regional rather than national historical interest.

Sources:

Website, Graces Guide to British Industrial History – A G Scott and Co,
[https://www.gracesguide.co.uk/A. G. Scott and Co](https://www.gracesguide.co.uk/A._G._Scott_and_Co) (accessed 16 January 2020);

University of Warwick, Tin Box Workers,
<https://warwick.ac.uk/services/library/mrc/explorefurther/digital/tradeboard/tinbox/> (accessed 16 January 2020).