

<u>MEETING</u> PLANNING AND ENVIRONMENT COMMITTEE
<u>DATE AND TIME</u> THURSDAY 11 NOVEMBER 2010 AT 7.00PM
<u>VENUE</u> HENDON TOWN HALL, THE BURROUGHS, HENDON NW4 4BG

TO: MEMBERS OF THE COMMITTEE (Quorum 3)

Chairman: Councillor Wendy Prentice

Vice Chairman: Councillor John Marshall

Councillors:

Maureen Braun	Anita Campbell	Jack Cohen	Alison Cornelius
Claire Farrier	Hugh Rayner	Andreas Tambourides	Jim Tierney

Substitute Members:

Sury Khatri	David Longstaff	Andrew McNeil	Monroe Palmer
Barry Rawlings	Danny Seal	Agnes Slocombe	Stephen Sowerby
Reuben Thompstone	Darrel Yawitch		

**You are requested to attend the above meeting for which an agenda is attached.
Aysen Giritli – Acting Democratic Services Manager**

Democratic Services contact: Maria Lugangira 020 83592761

Media Relations contact: Chris Palmer 020 8359 7408

To view agenda papers on the website: <http://committeepapers.barnet.gov.uk/democracy>

CORPORATE GOVERNANCE DIRECTORATE

ORDER OF BUSINESS

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3.	DECLARATION OF MEMBERS' PERSONAL AND PREJUDICIAL INTERESTS	-
4.	PUBLIC QUESTION TIME (if any)	-
5.	NOTIFICATION OF PETITIONS (if any)	-
6.	MEMBERS' ITEMS (if any)	-
7.	Applications for Planning Permission and Consent under the Advertisements Regulations	1 - 12
8.	ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT	
9.	MOTION TO EXCLUDE THE PRESS AND PUBLIC:- That under Section 100A (4) of the Local Government Act 1972 the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A of the Act (as amended) shown in respect of each item:	-
10.	ANY OTHER ITEMS THAT THE CHAIRMAN DECIDES ARE URGENT	

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PLANNING AND ENVIRONMENT COMMITTEE

11 NOVEMBER 2010

ITEM 7

REPORT OF THE
ASSISTANT DIRECTOR OF PLANNING AND
DEVELOPMENT MANAGEMENT

BACKGROUND PAPERS – GENERAL STATEMENT

The background papers to the reports contained in the agenda items which follow comprise the application and relevant planning history files, which may be identified by their reference numbers, and other documents where they are specified as a background paper in individual reports. These files and documents may be inspected at:

Building 4, North London Business Park
Oakleigh Road South
New Southgate
London N11 1NP

Contact Officer: Mrs V Bell, 020 8359 4672

PLANNING AND ENVIRONMENT COMMITTEE

DATE: 11 NOVEMBER 2010

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F/03903/10

Childs Hill

Pages 1 -12

Granville Point, Harpenmead Point and Templewood Point, Granville Road, London,
NW2

Refurbishment of 3no. tower blocks to include renewal of windows, balcony doors and screens, repairs to balconies, renewal of balcony balustrading, application of rainscreen cladding to all elevations above ground floor level, application of brick cladding to the ground storey, alterations to entrances with new projecting porches, renewal of roof coverings, removal of redundant structures at roof level and renewal of cladding to enclosures at roof level, installation of safety railings to roof edges. Provision of temporary contractor's compound.

Approve Subject to Conditions

LOCATION: Granville Point, Harpenmead Point and Templewood Point,
Granville Road, London, NW2

REFERENCE: F/03903/10 **Received:** 28 September 2010
Accepted: 06 October 2010

WARD(S): Childs Hill **Expiry:** 01 December 2010

Final Revisions:

APPLICANT: Barnet Homes Ltd

PROPOSAL: Refurbishment of 3no. tower blocks to include renewal of windows, balcony doors and screens, repairs to balconies, renewal of balcony balustrading, application of rainscreen cladding to all elevations above ground floor level, application of brick cladding to the ground storey, alterations to entrances with new projecting porches, renewal of roof coverings, removal of redundant structures at roof level and renewal of cladding to enclosures at roof level, installation of safety railings to roof edges. Provision of temporary contractor's compound.

RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and access statement, Overcladding options, Details of windows and balustrading, Sustainability statement, Drawings 44-551-28, 44-551-31A, 44-551-32A, 44-551-33A, 44-551-34A, 44-551-35A, 44-551-36A, 44-551-25B, 44-551-26B, 44-551-27B, 44-551-37A, 44-551-38A, 44-551-39A, 44-551-40A, 44-551-41A, 44-551-42A, 44-551-48, 44-551-PR1, 44-551-PR2, 44-551-PR3 Samples of tiles RAL7037 and RAL 9002 (Option C).

Reason:

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

2. This development must be begun within three years from the date of this permission.

Reason:

To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows:
 - i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (2006). In particular the following polices are relevant: GBEnv1, GBEnv2, D1, D2, D5.

ii) The proposal is acceptable for the following reason(s): The proposals would result in a significant improvement to the condition and appearance of the tower blocks without adversely affecting the visual or residential amenities of the surrounding area.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

Planning Policy Statement PPS 1 “Delivering Sustainable Development”, states at paragraph 3 that “At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone now and for future generations”. High quality inclusive design is identified as one of the key principles that should be applied to ensure that decisions taken on planning applications contribute to the delivery of sustainable development. Paragraph 13(iv) indicates that “Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted” and at para. 18 that “Planning should seek to maintain and improve the local environment... through positive policies on issues such as design.”

The Mayor's London Plan (consolidated with alterations since 2004):

The Development Plan for the area comprises the London Plan (consolidated with alterations since 2004), the Mayor's Spatial Development Strategy for Greater London, published in February 2008, and the Barnet Unitary Development Plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life. Policy 4B.1 requires amongst other things that developments maximise a sites potential, promote high quality inclusive design and create or enhance the public realm, respect local context, character and communities, and are attractive to look at.

Relevant Unitary Development Plan Policies: GBEnv1, GBEnv2, D1, D2, D5.

The statutory plan for the Borough is the Barnet UDP. This was adopted on 18 May 2006, replacing the original UDP adopted in 1991.

On 13 May 2009 the Secretary of State for Communities and Local Government issued a Direction “saving” 183 of the 234 policies within the UDP.

In June 2005 the Council published its "Three Strands Approach", setting out a vision and direction for future development, regeneration and planning within the Borough. The approach, which is based around the three strands of Protection, Enhancement and Growth, will protect Barnet's high quality suburbs and deliver new housing and successful sustainable communities whilst protecting employment opportunities. The second strand of the approach, "Enhancement", provides strong planning policy protection for preserving the character and openness of lower density suburbs and conservation areas. The Three Strands Approach will form the “spatial vision” that will underpin the Local Development Framework.

Relevant Planning History: No relevant planning history

Consultations and Views Expressed:

Neighbours Consulted: 704 Replies: 0 (at the time of writing)
Neighbours Wishing To Speak 0

Internal /Other Consultations:

- Environmental Health
- Housing Development Team
- Cricklewood Residents Association
- Railway Terraces Residents Association
- Crewys, Llanvanor and Nant Road Residents Association
- Brent Cross / Cricklewood Development Partners
- Ward Councillors
- Local MP

No responses were received from the above consultees at the time of writing this report.

Date of Site Notices: 14 October 2010

2. PLANNING APPRAISAL

Site Description and Surroundings:

Granville Point, Harpenmead Point and Templewood Point are three 15-storey residential blocks built in the 1960s. The buildings are highly prominent features in this part of Cricklewood as they tower above all surrounding buildings. The buildings are currently in a poor condition. Surveys carried out in 2009 identified that considerable renovation works are required to return the buildings to a proper state of repair and meet the Decent Homes standards.

Proposal:

The proposals relate specifically to the refurbishment of the three tower blocks and include:

- application of rainscreen cladding to all elevations above ground floor level
- application of brick cladding to the ground storey
- renewal of windows (double-glazed), balcony doors and screens
- repairs to balconies
- renewal of balcony balustrades
- alterations to entrances with new projecting porches
- renewal of roof coverings
- removal of redundant structures at roof level
- renewal of cladding to enclosures at roof level
- installation of safety railings to roof edges

There are significant internal works as part of the refurbishment but these do not

require planning consent.

The measures proposed are intended to deliver marked improvement to the living environment and appearance of the blocks and significant reductions in carbon emissions and water usage.

The works also include improvements to the fire precautions and means of escape arrangements within the blocks to current standards and improving accessibility in compliance with DDA requirements such as widening of block entrances and new lifts.

Planning Considerations:

Built environment policies state that the council will encourage development proposals which preserve or enhance local character and respect the overall character and quality of the area.

The most visible proposed change is the application of rain screen cladding to all elevations above ground floor level and brick cladding to the ground storey. The proposed cladding is aluminium forming a lightweight self-cleansing material.

The colours (cream and light grey) and cladding patterns have been chosen in consultation with the residents and officers. It is considered that the proposed installation would ensure that the towers have an acceptable impact on the character and appearance of this part of the borough.

The proposed works relating to the balcony's doors, screens and balustrades would complement the new cladding material and have a minimal impact on the character and appearance of the building.

Roof repairs/alterations consisting of the renewal of roof coverings, the removal of redundant structures at roof level and the renewal of cladding to enclosures at roof level would not be visible alterations and as such are not considered to impact on the character and appearance of the building or the wider area.

The replacement windows accommodate the variations in the types of windows openings which occur as existing and replicate these as closely as possible with high quality composite double-glazed units.

Council Design Guidelines relating to windows state that the basic design feature of the window in terms of its proportions and means of opening should be retained when replacing windows. It is considered that the proposed window replacements are satisfactory and would enhance the appearance of the blocks.

The installation of safety railings to roof edges will not be noticeable from ground level. The addition of porches to the entrances would enhance the character of the building which currently lacks interest at ground level. Together with the proposed brick cladding they would significantly enhance the public areas around the blocks

It is considered that the proposals would significantly improve the condition and appearance of the blocks including their environmental performance.

3. COMMENTS ON GROUNDS OF OBJECTIONS

No objections were received at the time of writing this report.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set out in its Equality Scheme and support the Council in meeting its statutory equality responsibilities.

The works will significantly improve the condition of the accommodation for residents and enable the Council to meet its Decent Homes objectives.

5. CONCLUSION

The proposals would improve the condition and appearance of the tower block and safeguard the visual and residential amenities of the surrounding area in line with national and local planning policies. **APPROVAL** is recommended.



F/03903/10 Granville, Harpenmead, Templewood Points





HDA

Project
Granville Road Estate
London
NW2
Client
Barnet Homes
Drawing
Photo representation of individual block
as proposed
Scale Date Drawn Checked
N/A 27.09.10 DM
Drawing No.
44-551-PR3

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