

**LOCATION:** Corner of Holcombe Hill and The Ridgeway, London NW7 4ES

**REFERENCE:** H/00941/13

**Received:** 08 March 2013

**Accepted:** 04 April 2013

**WARD(S):** Mill Hill

**Expiry:** 30 May 2013

**Final Revisions:**

**APPLICANT:** Mr Roger Childs

**PROPOSAL:** Change of use from fire station/scout hut to office (use class B1(a))

**RECOMMENDATION: Approve Subject to Conditions**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 12/162-01A, 12/162-02, 12/162-03, 12/162-04, BS5837 Tree Report dated 6th June 2013.

Reason:

For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

- 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.

- 3 Before the development hereby permitted is occupied the parking spaces/garages shown on Plan 12/162-01A shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason:

To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area in accordance with policies DM17 of the Adopted Barnet Development Management Policies DPD (2012) and 6.1, 6.2 and 6.3 of the London Plan 2011.

- 4 Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies DM01 and DM04 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF, CS1, CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.4, 7.5, 7.6 and 7.21 of the London Plan 2011.

- 5 Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS14 of the Adopted Barnet Core Strategy DPD (2012).

- 6 The premises shall be used as an office B1(a) only and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason:

To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

- 7 A scheme of hard and soft landscaping, including details of existing trees to be retained, details of tree replacement and materials to be used for the hardsurfaced areas, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and 7.21 of the London Plan 2011 and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012).

- 8 All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 9 Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason:

To ensure a satisfactory appearance to the development in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 10 No site works or works on this development shall be commenced before temporary tree protection has been erected around existing tree(s) in accordance with details to be submitted and approved in writing by the Local

Planning Authority. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas.

Reason:

To safeguard the health of existing tree(s) which represent an important amenity feature in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 11 No siteworks or works on this development shall be commenced before a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees including details of all hard surfacing, parking, and access paths, in accordance with Section 6.1 of British Standard BS5837: 2012 Trees in relation to design, demolition and construction - Recommendations are submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with such approval.

Reason:

To safeguard the health of existing trees which represent an important amenity feature in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 12 No development or other operations shall commence on site in connection with the development hereby approved until a detailed tree felling / pruning specification has been submitted to and approved in writing by the local planning authority and all tree felling and pruning works shall be carried out in full accordance with the approved specification and the British Standard 3998: 2010 *Recommendation for Tree Works* (or as amended).

Reason:

To safeguard the health of existing trees which represent an important amenity feature in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

- 13 Before this development is commenced details of the location, extent and depth of all excavations for drainage and other services, including techniques for installation, in relation to trees on the site shall be submitted and approved in writing by the Local Planning Authority and the development carried out in accordance with such approval.

Reason:

To safeguard the health of existing tree(s) which represent an important amenity feature in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

**INFORMATIVE(S):**

- 1 i) In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. The Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The Local Planning Authority has negotiated with the applicant / agent where necessary during the application process to ensure that the proposed

development is in accordance with the Council's relevant policies and guidance.

## **1. MATERIAL CONSIDERATIONS**

### National Planning Policy Framework

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The 'National Planning Policy Framework' (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The London Plan is recognised in the NPPF as part of the development plan.

The NPPF states that "good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

NPPF retains presumption in favour of sustainable development. This applies unless any adverse impacts of a development would "significantly and demonstrably" outweigh the benefits.

### The Mayor's London Plan July 2011:

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London.

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.

### Relevant Local Plan (2012) Policies:

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Both DPDs were adopted on 11th September 2012

Relevant Core Strategy DPD (2012): Policies CS NPPF, CS1, CS5.

Relevant Development Management DPD (2012): Policies DM01, DM02, DM06.

Mill Hill Conservation Area Character Appraisal

Relevant Planning History:

**Site Address:** FORMER FIRE STATION Holcombe Hill LONDON NW7  
**Application Number:** W09543  
**Application Type:**  
**Decision:** Approve with conditions  
**Decision Date:** 09/01/1991  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** Conversion of fire station to dwelling house,two-storeyside extension, dormer roof extension, new entrance porch, and constructionof parking space at side and vehicular access thereto and a footpath. (Regulation 5)

**Case Officer:**

**Site Address:** Site at corner of Holcombe Hill & The Ridgeway London NW7  
**Application Number:** W09543A/00  
**Application Type:** Full Application  
**Decision:** Withdrawn  
**Decision Date:** 21/02/2000  
**Appeal Decision:** No Appeal Decision Applies  
**Appeal Decision Date:** No Appeal Decision Date exists  
**Proposal:** Demolition of existing stable and construction of part 2, part 3 storey detached dwelling house with access from Holcombe Hill.

**Case Officer:**

**Site Address:** Building at corner of Holcombe Hill and The Ridgeway London NW7  
**Application Number:** W09543E/00  
**Application Type:** Full Application  
**Decision:** Deemed Refusal  
**Decision Date:** 09/11/2000  
**Appeal Decision:** Dismissed  
**Appeal Decision Date:** 09/11/2000  
**Proposal:** 2 storey extension, alteration to elevations & provision of parking space in connection with the use of the property as a dwelling house.  
**Case Officer:** Lesley Feldman

Consultations and Views Expressed:

Neighbours Consulted: 10                      Replies: 6  
Neighbours Wishing To Speak 2

The objections raised may be summarised as follows:

- Insufficient parking
- Use not appropriate for a conservation area

- Proposal would increase congestion
- Concerns over possible residential use in the future
- Loss of trees many of which are subject to tree preservation orders
- Shape of the road round the site is steep and has a sharp bend with chevron warning signs
- Use as offices with increased comings and goings would be out of keeping with rurality of the area
- Proposal constitutes overdevelopment
- Loss of amenity for the cottage owners facing the proposed change of use
- Overlooking directly into Holcombe Cottage
- Overdevelopment
- Parking spaces do not comply with guidance
- Contrary to planning policies as would not preserve or enhance the character and appearance of the Mill Hill Conservation Area and would harm its rural nature
- Proposal is contrary to existing covenants on the land
- No existing offices within Mill Hill Village proposal could set a precedence for future development
- No details shown to store and aid the collection of waste
- Why are materials shown as 'non applicable' should either be seen as 'existing' or 'proposed'
- Application form shows site as not currently vacant when it is
- Property could be converted to residential
- No usable parking area
- Existing land is contaminated
- Pollution
- Since purchasing the site the owner has allowed it to degenerate badly and used site for storage of building materials

Internal /Other Consultations:

- Traffic & Development - No objection

Date of Site Notice: 18 April 2013

## **2. PLANNING APPRAISAL**

Site Description and Surroundings:

The application site relates to the former fire station/scout hut located on the north side of Holcombe Hill which is of mixed character. The property is located in the Mill Hill Conservation Area and the Green Belt. There are several Tree Protection Orders (TPOs) on site.

Proposal:

The application seeks permission for the change of use from fire station/scout hut to office (use class B1(a)). Two off-street parking spaces will be provided via the existing access way. Minor changes are proposed to the existing fenestration.

## Planning Considerations:

The main issues for consideration are:

- impact on the character and appearance of the Mill Hill Conservation Area
- highway safety
- impact on the existing TPOs
- impact on the openness of the Green Belt

### Impact on character and appearance of the Mill Hill Conservation Area

The proposed development involves no physical changes to the external appearance of the property and the building will not be altered or extended in any manner. The existing use is non-residential and the proposed change of use to B1(a) office is considered to be most appropriate for the site. The proposal will provide a total of 40 sqm of new office space. As the existing building is very small it is not thought that the office space would be suitable for a use with a large number of customers and is more likely to be occupied by a sole practitioner and a condition has been recommended to ensure the proposal is used as B1(a) offices and for no other purpose within the B1 use class. Recent planning history on this site has indicated that a change of use to residential would be unacceptable on this site. Furthermore, as the property is located within the Green Belt, should the applicant wish to extend in the future they would be extremely limited. Although the number of existing offices are limited in the Mill Hill Conservation Area it is considered that the change of use to a different use outside of the B1(a) use class would be inappropriate and given the size and siting the principle of development is acceptable. Given the above it is not thought that the proposal will have a detrimental impact on the character and appearance of the Mill Hill Conservation Area.

### Highway Safety

The plans have been amended to provide two parking spaces on site via the existing access way. Although London Plan parking standards for offices usually require a maximum of 1 parking space for every 200 sqm of office space as this site has a Public Transport Accessibility Level (PTAL) of 1 (which is extremely low) it is considered that the provision of 2 parking spaces in this instance would be appropriate for the site. The proposed parking spaces comply with Council guidance in terms of size and siting. Accordingly, the Council's Traffic and Development team have no objections to the proposal.

### Impact on existing TPOs

There are several existing TPOs on site which have been identified in the Tree Survey which accompanies this application. The proposed development involves the removal of several trees including a TPO tree which is considered to be in poor health in order to create space for the proposed parking bays. Given the condition of the existing TPO tree it is not reasonable to refuse the application on the loss of a TPO subject to replacement planting. Should this application be approved, conditions have been attached ensuring that a full method statement, details of any tree pruning and specification and details of protective fencing are submitted to the Council prior to the commencement of anywork, as well as details of levels and the

surface for the car park area to ensure the proposal does not have any further adverse impacts on the health of the remaining TPO trees on site. Subject to the above conditions, it is not considered that the proposal would have an adverse impact on the existing TPOs on site.

### Openness of the Green Belt

As previously stated the proposal is located in the Green Belt. As no physical alterations or extensions are proposed to the building and given the proposed intensity of use, the conversion is considered to be appropriate development in Green Belt policy terms. It is not considered that the proposal will have a detrimental impact on the openness of the Green Belt.

### **3. COMMENTS ON GROUNDS OF OBJECTIONS**

Mostly addressed in the above report.

There is no evidence to suggest the land is contaminated or there is any existing pollution on site.

No changes are proposed to the building including the location of windows and therefore the proposal will not have a detrimental impact on neighbouring amenity or result in increased overlooking to the occupiers of the neighbouring residential properties.

A condition has been recommended relating to details of refuse facilities to be submitted to the Council prior to occupation of the site.

Covenants are not material planning considerations.

The Council accepts planning applications on the basis that they submit accurate information on the application forms.

### **4. EQUALITIES AND DIVERSITY ISSUES**

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

### **5. CONCLUSION**

Having taken all material planning considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted Barnet Local Plan policies and guidance and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers, highway safety, the openness of the Green Belt or have a detrimental impact on the character and appearance of the Mill Hill Conservation Area. This application is therefore recommended for **approval**.

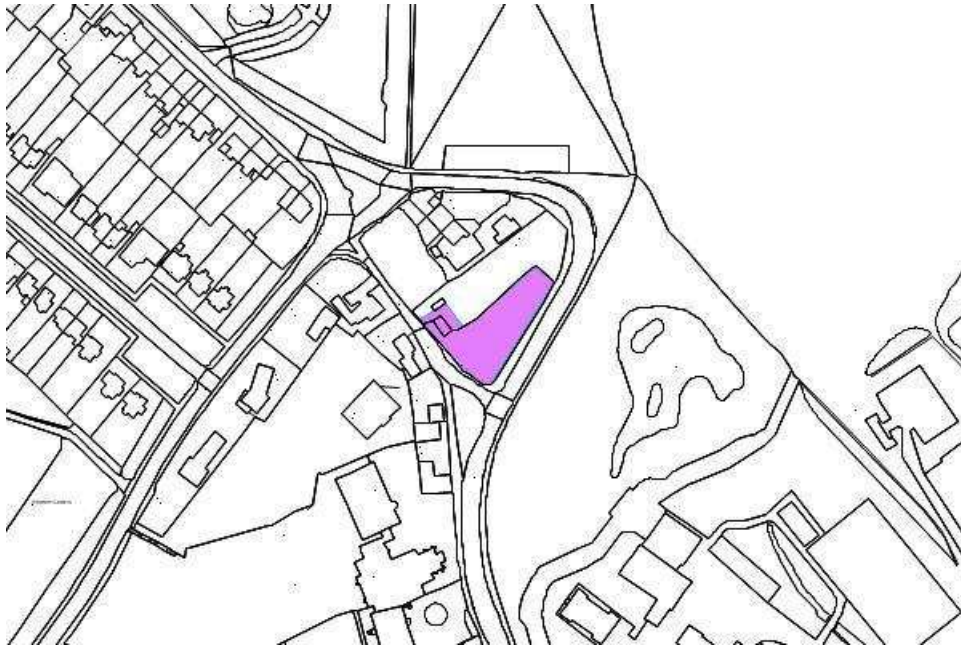


**SITE LOCATION PLAN:**  
London NW7 4ES

**Corner of Holcombe Hill and The Ridgeway,**

**REFERENCE:**

**H/00941/13**



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