

LOCATION: Convent Of St Mary At The Cross, Priory Field Drive, Edgware, Middx, HA8 9PU

REFERENCE: H/00579/13

Received: 04 February 2013

Accepted: 04 February 2013

WARD(S): Hale

Expiry: 01 April 2013

Final Revisions:

APPLICANT: Cavendish Gloucester Properties Limited

PROPOSAL: Conversion and alterations to existing Abbey Building to create 2no. single family dwelling houses and 2no. self-contained flats. Erection of 5no. 2 storey single family dwelling houses including rooms in roof-space (2no. semi-detached pairs, 1no. detached) following demolition of existing 1930s and 1950s extension. Associated hard/soft landscaping and creation of 20.no parking spaces (Listed Building Consent).

RECOMMENDATION: Approve Subject to Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans: The development hereby permitted shall be carried out in accordance with the following approved plans: PP/01, PP/02, PP/03, PP/04, PP/05, PP/06, PP/07, PP/08, PP/09, PP/10 Revision C, PP/11 Revision C, PP/12 Revision A, PP/13, PP/14, PP/15 Revision B, PP/16 Revision B, PP/17 Revision C, PP/18 Revision A, PP/19 Revision A, PP/20 Revision B, PP/21, PP/50 Revision A, PP/51 Revision A, PP/52 Revision A, PP/53 Revision A, PP/54 Revision A, PP/55, PP/56 Revision A, PP/57, PP/58 Revision A, PP/60 Revision A, PP/61 Revision A, PP/62, PP/63, PP/70, PP/71, PP/72, PP/80, PP/90, PP/91, PP/100, PP/101, 3540011 1470, Phase II Arboricultural Impact Assessment by Arbol EuroConsulting amended report dated 19/09/2013, Supporting Planning and Listed Building Statement, Heritage Statement.

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 work must be begun not later than three years from the date of this consent.

Reason:

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

3 Before the development hereby permitted commences, samples of all facing materials, including brick and tiled roof coverings to be submitted and agreed in writing (All facing brickwork to the new houses should be laid in a bond to match the Abbey, with pointing samples) by the Local Planning Authority. The development shall be carried out in accordance with those details.

Reason:

To safeguard the historic and architectural qualities of the Listed Building, and ensure that the new buildings and extensions make a positive contribution to the character or appearance of the Listed Building in accordance with policy DM06 of the Adopted Barnet Development Management Policies DPD (2012).

4 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the

methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason:

In order to safeguard the special architectural or historic interest of the Listed Building in accordance with policy DM06 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF of the Adopted Barnet Core Strategy DPD (2012).

5 No development shall take place until details of the following are submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with those details.

- Details of all new windows
- Details of new doors (internal and external)
- Details of new architraves, skirtings or dado's in the Abbey
- Sample area of south gable façade restoration to be provided for inspection
- Detail of glass screen to the cloister
- Analysis of internal painted walls to be provided prior to any new painting scheme
- Details of new permanent flooring (not carpets) within the Abbey
- Existing window and door ironmongery are to be retained unless agreed in writing
- Details of underfloor heating, insulation and acoustic separation
- Details of external flues and other extract/intake terminals
- Details of any heating, ventilation or air conditioning equipment

Reason:

To safeguard the historic and architectural qualities of the Listed Building, and ensure that the new buildings and extensions make a positive contribution to the character or appearance of the Listed Building in accordance with policy DM06 of the Adopted Barnet Development Management Policies DPD (2012).

6 No plumbing or pipes, other than rainwater pipes, shall be fixed on the external faces of the buildings unless shown on the approved drawings.

Reason:

To safeguard the historic and architectural character of the Listed Building in accordance with policy DM06 of the Adopted Barnet Development Management Policies DPD (2012).

7 All rainwater goods shall be in cast iron or aluminum.

Reason:

To safeguard the historic and architectural qualities of the Listed Building, and

ensure that the new buildings and extensions make a positive contribution to the character or appearance of the Listed Building in accordance with policy DM06 of the Adopted Barnet Development Management Policies DPD (2012).

- 8 No above ground work shall take place until details of the following are submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with those details.
- Details of new gates and piers, walls, railings, fencing and boundary treatment
 - Details of external lighting (either fixed to the building or freestanding)
 - Details of all hard surfaced areas including garden terraces/footpaths
 - Details of any external signage
 - Detail of summer house in garden
 - Details of any CCTV equipment

Reason:

To safeguard the historic and architectural qualities of the Listed Building, and ensure that the new buildings and extensions make a positive contribution to the character or appearance of the Listed Building in accordance with policy DM06 of the Adopted Barnet Development Management Policies DPD (2012).

- 9 Suitable precautions should be taken to secure and protect the interior elements against accidental damage during the building work and no such elements may be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with the prior approval of the Local Planning Authority.

Reason:

To safeguard the historic and architectural qualities of the Listed Building, and ensure that the new buildings and extensions make a positive contribution to the character or appearance of the Listed Building in accordance with policy DM06 of the Adopted Barnet Development Management Policies DPD (2012).

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.
- ii) In this case, formal pre-application advice was sought prior to submission of the application.

1. MATERIAL CONSIDERATIONS

The Community Infrastructure Levy Regulations 2010

National Planning Policy Framework (NPPF)

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 Government's 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.

7.1, 7.2, 7.4, 7.6

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): CS1, CS4, CS5, CS8, CS10, CS15

Relevant Development Management Policies:

DM01, DM02, DM06, DM14, DM17

Supplementary Planning Document - Residential Design Guidance
Supplementary Planning Document - Sustainable Design and Construction
Supplementary Planning Document - Planning Obligations
Supplementary Planning Document - Affordable Housing

Relevant Planning History:

Application: Planning **Number:** H/01935/11
Validated: 19/05/2011 **Type:** APF
Status: DEC **Date:** 17/08/2011
Summary: APC **Case Officer:** Matthew Corcoran
Description: Replacement of leaded stained glass windows in St Michaels Chapel with metal framed windows with plain glass.

Application: Planning **Number:** H/02001/11
Validated: 19/05/2011 **Type:** LBC
Status: DEC **Date:** 17/08/2011
Summary: APC **Case Officer:** Matthew Corcoran
Description: Replacement of leaded stained glass windows in St Michaels Chapel with metal framed windows with clear glass. LISTED BUILDING CONSENT

Application: Planning **Number:** H/03296/11
Validated: 27/07/2011 **Type:** LBC
Status: DEC **Date:** 21/09/2011
Summary: APC **Case Officer:** Emily Benedek
Description: Erection of new brick wall with railings to form garden enclosure. Erection of new brick boundary wall with railings at the rear of the building. (LISTED BUILDING CONSENT)

Application: Planning **Number:** H/04103/10
Validated: 15/10/2010 **Type:** LBC
Status: DEC **Date:** 10/12/2010
Summary: APC **Case Officer:** Matthew Corcoran
Description: Conversion of a existing single storey section of Edgware Abbey into residential use for occupation by the order of St Benedict Sisters including 7no dormer windows to facilitate a loft conversion, and associated internal alterations.

Consultations and Views Expressed:

Neighbours Consulted: 1
Neighbours Wishing To 0
Speak

Replies: 1

The objections raised may be summarised as follows:

- Area already over populated
- Convent at bottom of the garden is peaceful and tranquil
- Affordable housing will bring down the area and reduce house prices
- Loss of privacy

Internal /Other Consultations:

- Urban Design and Heritage - No objection subject to conditions and informatives
- English Heritage - No objection
-

Date of Site Notice: 21 February 2013

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site relates to the Convent of St Mary at the Cross, a large irregular shaped site measuring approximately 0.82 hectares in area. The site is surrounded by detached single family dwellings in Priory Field Drive to the south and west and semi detached properties in Highview Avenue, to the east. To the north of the site are several blocks of flats accessed from Priory Field Drive.

The main convent is a Grade II listed building and occupies a large part of the site extending from north to south. The original 1870's abbey was extended in the 1950s with an unsympathetic extension and conference centre. The chapel is also linked to Henry Nihil House a large linked-detached property located on the west side of the site which is used as a small residential care home for the elderly. To the east of Henry Nihil House and linked via a small walkway is Loreto House, a small detached property. The site is covered by a number of protected trees and area TPOs.

It is noted that Henry Nihil House, Loreto House and the Chapel are to remain as existing and this application relates to the southern part of the site covering an area of 0.31 hectares.

Proposal:

The application seeks Listed Building Consent for the conversion and alterations to the existing Abbey building to create 2no. single family dwelling houses and 2no. self-contained flats. Erection of 5no. 2 storey single family dwelling houses including rooms in the roof space (4no. semi-detached, 1no. detached) following demolition of existing 1930s and 1950s extension. Associated hard/soft landscaping and creation of 20no. car parking spaces.

The break down of the units would be as follows

In the existing 1870s Abbey:

- 1no. 3 bedroom house
- 1no. 4 bedroom house
- 2no. 3 bedroom flats

New residential Units:

- 4no. 5 bedroom houses

20 no. parking spaces are proposed adjacent to the dwellings and it is proposed that

the front forecourt of the houses will be maintained as soft landscaped areas. Each of the houses will have small private amenity spaces separated by hedges and will also have access to the larger communal gardens which will remain as existing. The units in the existing Abbey will also have private entrances into the courtyard gardens as well as access to the wider communal area.

Access to the site will remain as existing with cars entering and exiting from the existing entrance in Priory Field Drive. However, there is no direct access through the site to the flats to the north.

In terms of demolition the existing 1930s and 1950s extensions will be demolished and replaced with 5no. two storey townhouses with rooms in the roof space. The houses have been designed with gable fronted features to mirror the existing gables in the Abbey and each house will measure 7 metres in width, 11 metres in depth and 11.3 metres in height with gable ended roofs.

Planning Considerations:

Principle of Development

St Marys Abbey is located in a largely residential area surrounded by properties in Priory Field Drive and Highview Avenue. Given the prevailing character of the surrounding area the principle of residential units on this site is considered acceptable. Although the existing Abbey has a C2 (residential institution) use, it is considered that the development would only result in the loss of a small part of the Abbey and the Sisters will remain in a different part of the Abbey adjacent to the application site.

Design and Appearance

It is considered that the proposed new dwellings have been sympathetically designed to mirror the appearance of the existing Grade II Listed Abbey. The proposed houses will be uniform in appearance and all of similar size and depth. Front gabled features are characteristic of all the new dwellings, taking reference from the existing gables in the Abbey. The houses are aligned in terms of their front and rear building lines but increase slightly in height towards the Abbey, mirroring the existing changes in levels. The plans have been amended with regards to the roof lights to minimise the number and size of the roof lights. It is therefore considered that the new houses have been sympathetically designed to reflect and respect the setting adjacent to the Grade II Listed Building and are therefore considered acceptable in planning terms.

Small changes are required to the internal and external appearance of the existing Abbey to ensure the proposal is suitable for residential needs mainly involving creating or bricking up existing external doors. These features have been designed to match the intricate detailing of the existing Grade II Listed Building so as best to preserve and enhance its character and appearance. The existing Abbey is set in landscaped gardens and the proposal will retain the existing communal gardens. In addition, although the proposal introduces new residential development on this site, they replace the existing 1930s and 1950s extensions which are unsympathetic to

the main listed building. Accordingly, it is not considered that the proposal will result in significant harm to the setting of the Abbey.

Impact on Neighbouring Amenity

The proposed dwellings will be located a minimum of 20 metres from the edge of the rear gardens with the neighbouring properties in Highview Avenue and approximately 45 metres from neighbouring habitable room windows. The originally submitted plans showed the houses to be located a minimum of 22 metres from the boundary but have been moved 2 metres closer to ensure the protected trees are not harmed by the development. Whilst rear gardens normally back onto the rear gardens of neighbouring residential properties the distance between the new properties and the existing dwellings in Highview Avenue is significantly greater than the relationship between typical suburban dwellings within the borough and far exceeds the minimum requirement of 21 metres as set out in the Council's Supplementary Planning Document - Sustainable Design and Construction. Furthermore, the existing trees which act as a natural screening between the Abbey site and Highview Avenue will be retained ensuring that there will be no overlooking between the existing properties and new dwellings. There will also be over 40 metres between the rear of the private gardens for the new dwellings and the boundary with the neighbouring properties in Priory Field Drive. Given the distance between the new dwellings and the neighbouring residential properties and the existing screening, it is not considered that the proposal will result in any overlooking, loss of light or loss of privacy to the occupiers of these neighbouring properties.

Trees and Landscaping

The plans have been amended with regards to the trees and landscaping to ensure that the proposal does not result in the loss of any protected trees. The plans have been amended to relocate the free standing houses two metres closer to the boundary with Highview Avenue to ensure that the gardens of the new dwellings are outside the root protection area of the protected trees. The existing trees which act as a natural screening between the application site and the properties in Highview Avenue will be maintained as well as the existing trees along the boundaries with Priory Field Drive. Furthermore the plans demonstrate that no site works will take place within the root protection area of the protected trees.

Highways

The Council's Highways officer assessed the proposal and stated that the proposed number of parking spaces as well as their size is in compliance with Council standards. The access road from the junction with Priory Field Drive is private and has a restricted width of approximately 3.3metres. An area for passing cars has been allocated before entry into the Abbey grounds. This enables a car entering from Hale Lane to see and wait for a vehicle. It should be noted that the proposal is not creating a new access road but making use of an existing private road which has always been used as access for the Abbey. Whilst concerns are raised by neighbouring residents regarding noise and disturbance, the access road will only be used by the owners of the 9no. dwellings and cannot be used as a cut through to the

north end of Priory Field Drive, it is therefore not considered to result in a high level of noise generating activity. Furthermore, the existing waiting bays will ensure that vehicles have adequate space to manoeuvre if a car is entering the site from Priory Field Drive.

Refuse is currently accessed from the site and arrangements will be maintained as existing.

Affordable Housing

As the site is over 0.4 hectares in size it is liable for affordable housing. A contribution of £373,956 has been proposed in lieu of affordable housing on site. This contribution has been independently assessed to be fair and reasonable and is therefore considered acceptable. Given the constraints of the Listed Building and the protected trees, the amount of development on site is restricted. The form of development is considered to be the most appropriate to preserve the setting of the building. Given the site and viability constraints, it is considered acceptable to make a contribution in lieu of on-site provision.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Mostly addressed in the above the report.
Property values are not material planning considerations.

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. SECTION 106 ISSUES

The contributions are necessary, directly relevant and fairly and reasonably related in scale and kind to the development, in accordance with Regulation 122 of The Community Infrastructure Levy Regulations 2010.

6. 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 or have a detrimental impact on the character and appearance of the Grade II Listed Building. This Listed Building application is therefore recommended for **approval**.

SITE LOCATION PLAN: Convent Of St Mary At The Cross, Priory Field Drive, Edgware, Middx, HA8 9PU

REFERENCE: H/00579/13



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown copyright and database right 2013. All rights reserved. Ordnance Survey Licence number LA100017674.