

**LOCATION:** Middlesex University, The Burroughs, London, NW4 4BT  
**REFERENCE:** H/06131/13 **Received:** 23 January 2014  
**WARD(S):** Hendon **Accepted:** 27 January 2014  
**Expiry:** 24 March 2014

**Final Revisions:**

**APPLICANT:** Middlesex University  
**PROPOSAL:** Provision of 16no. floodlights to existing sports pitch and construction of raised viewing deck with single storey storage underneath.

**RECOMMENDATION: Approve Subject to Conditions**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Overview and Planning Statement Design and Access Statement, Sports Floodlighting Proposals - Design Statement, 13001-05-01, 13001-05-02, 13001-05-03 Rev: B, 3001-05-04, 13001-05-05, 13001-05-06.  
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 The materials to be used in the external surfaces of the new structures shall match those detailed in the Design and Access Statement.  
Reason:  
To safeguard the visual amenities of the building and surrounding area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).
- 4 The floodlights hereby approved shall only be used between the hours of 08:00 and 20:00 on Mondays to Saturdays and 08:00 to 19:00 on Sundays and Bank Holidays.  
Reason:  
To safeguard the amenities of occupiers of adjoining residential properties.
- 5 The use of the floodlights hereby permitted shall cease, and the floodlights be removed within three months of the date of failure to meet requirement (i) as outlined below:-  
(i) within three months of implementation, a photometric test certificate showing that illuminated levels outlined within the approved documents have been achieved shall be submitted to and approved in writing by the Local Planning Authority and the floodlights and equipment hereby approved shall be retained on site thereafter in accordance with the approved details.  
Reason:  
To ensure the protection of the amenities of the occupiers of surrounding dwellings.

## **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 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". The NPPF retains a 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 and is recognised in the NPPF as part of the 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.

The Mayor's Housing Supplementary Planning Guidance (November 2012) provides guidance on how to implement the housing policies in the London Plan.

#### 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 11 September 2012.

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

Relevant Development Management DPD (2012): Policies DM01, DM03, DM13

Relevant Planning History:

|                     |            |                      |                 |
|---------------------|------------|----------------------|-----------------|
| <b>Application:</b> | Planning   | <b>Number:</b>       | H/00023/11      |
| <b>Validated:</b>   | 23/12/2010 | <b>Type:</b>         | APF             |
| <b>Status:</b>      | DEC        | <b>Date:</b>         | 14/02/2011      |
| <b>Summary:</b>     | APC        | <b>Case Officer:</b> | Graham Robinson |

**Description:** Demolition of the ground floor infill part of 'link' building which connects the Town Hall Extension to the Town Hall Annex to create a pedestrian link from The Burroughs to the new Middlesex University Art, Design and Media Building and Hendon Grove. Associated internal and external alterations.

|                     |            |                      |                 |
|---------------------|------------|----------------------|-----------------|
| <b>Application:</b> | Planning   | <b>Number:</b>       | H/00024/11      |
| <b>Validated:</b>   | 23/12/2010 | <b>Type:</b>         | LBC             |
| <b>Status:</b>      | DEC        | <b>Date:</b>         | 14/02/2011      |
| <b>Summary:</b>     | APC        | <b>Case Officer:</b> | Graham Robinson |

**Description:** Demolition of the ground floor infill part of 'link' building which connects the Town Hall Extension to the Town Hall Annex to create a pedestrian link from The Burroughs to the new Middlesex University Art, Design and Media Building and Hendon Grove. Associated internal and external alterations.

|                     |            |                      |                 |
|---------------------|------------|----------------------|-----------------|
| <b>Application:</b> | Planning   | <b>Number:</b>       | H/00627/13      |
| <b>Validated:</b>   | 22/02/2013 | <b>Type:</b>         | APF             |
| <b>Status:</b>      | DEC        | <b>Date:</b>         | 18/07/2013      |
| <b>Summary:</b>     | APC        | <b>Case Officer:</b> | Graham Robinson |

**Description:** Construction of a 2-storey detached building to provide an additional 690 sqm of teaching space with associated access, paths, steps and landscape works.

|                     |            |                      |                 |
|---------------------|------------|----------------------|-----------------|
| <b>Application:</b> | Planning   | <b>Number:</b>       | H/00628/13      |
| <b>Validated:</b>   | 22/02/2013 | <b>Type:</b>         | APF             |
| <b>Status:</b>      | DEC        | <b>Date:</b>         | 15/07/2013      |
| <b>Summary:</b>     | APC        | <b>Case Officer:</b> | Graham Robinson |

**Description:** Construction of two-storey extension to the Williams Building to provide an additional 495sqm of teaching space.

**Application:** Planning  
**Validated:** 11/03/2011  
**Status:** DEC  
**Summary:** APC  
**Number:** H/00826/11  
**Type:** APF  
**Date:** 06/05/2011  
**Case Officer:** Graham Robinson  
**Description:** Two storey infill extension to Real Tennis Court building to provide changing and refreshment facilities and multi-purpose recreational/teaching space, access terrace and ramp.

**Application:** Planning  
**Validated:** 09/03/2012  
**Status:** DEC  
**Summary:** APC  
**Number:** H/00951/12  
**Type:** HSE  
**Date:** 24/07/2012  
**Case Officer:** Graham Robinson  
**Description:** Part single, part two storey rear extension.

**Application:** Planning  
**Validated:** 12/06/2008  
**Status:** DEC  
**Summary:** APC  
**Number:** H/01912/08  
**Type:** APF  
**Date:** 07/08/2008  
**Case Officer:** Louise Doran  
**Description:** Demolition of existing ramp, balustrade and entrance door at south entrance of college building. Erection of new steps, ramp, automatic door and entrance canopy. Demolition of existing dwarf wall, fence and brick post. Erection of new fence and gate.

**Application:** Planning  
**Validated:** 23/06/2008  
**Status:** DEC  
**Summary:** APC  
**Number:** H/01914/08  
**Type:** APF  
**Date:** 06/11/2008  
**Case Officer:** Louise Doran  
**Description:** Erection of 8no. luminaires around existing tennis courts.

W00229AF - Variation of condition 8 of permission W00229AE granted 28.02.95 to allow sports hall to open between 10.00 and 20.00 on Sundays and Bank Holidays - Approved 28.06.95.

W00309AC - Details of floodlighting pursuant to permission W00309N dated 15.12.87 for development of wider area including all weather sports area with pavillion, floodlighting and access. Approved 25.06.91 subject to condition: "The floodlights hereby permitted shall not be used on Sundays or Public Holidays or before 8.00am or after 9.00pm on other days.

Consultations and Views Expressed:

Neighbours Consulted: 44                      Replies: 10  
Neighbours Wishing To Speak 1

At the time of writing the report the neighbour consultation period had not yet expired. Any additional representations received will be reported at the meeting. The objections raised may be summarised as follows:

- Further construction on Middlesex University site
- Already huge amount of light pollution coming from campus without a further 16 unnecessary floodlights and waste of energy
- Disturbance from existing floodlights at night
- Loss of privacy
- Overlooking to neighbouring gardens
- Noise and disturbance from sports fans
- Loss of property values
- Flood lights kept on even when pitches are not in use all through the night
- Zone of impact far bigger than shown on the plans
- Spectator platform will increase noise and will bring more people to the area putting increased strain on local infrastructure including parking
- Noise and disturbance for increased use of pitch
- Hours of floodlights should be limited
- Concerned consultation only within 50 metres of site
- Increased energy costs for 16 lights - games should use already existing sports facilities used in the day time instead of wasting energy
- Overlooking from spectator deck
- Proposal will generate additional rubbish
- Concerned what will be placed in proposed single storey storage facility
- University causes severe disruption and inconvenience to local residents
- Exacerbate existing parking problems
- No benefit to the local community
- Additional noise from multi use sports activities
- Scale and appearance and impact on surrounding area
- Spoil the appearance of a pleasant open area

Internal /Other Consultations:

- Street Lighting - No objection - proposal will drastically reduce light spill

Date of Site Notice: 06 February 2014

**2. PLANNING APPRAISAL**

Site Description and Surroundings:

The application site relates to Middlesex University on the western side of The Burroughs. The area is of mixed character with institutional, commercial and residential uses. This application relates to The Astroturf Sports Pitch located south

of Sunnyfields Primary School and west of The Forum (The Burroughs Sports Club).

### Proposal:

The application seeks permission for the provision of 16no. floodlights to existing sports pitch and construction of raised viewing deck with single storey storage underneath.

The proposed floodlights on the multi purpose games courts will measure 15 metres in height whilst the floodlights on the football pitches will measure 7 metres in height.

The proposed viewing deck will measure 7 metres in depth, 35 metres in width and 3 metres in height. The proposed deck will be enclosed with glazed balustrading measuring 0.8 metres in height.

### Planning Considerations:

The main issues in this application are:

- The impact on the character and appearance of the general locality
- The impact on neighbouring amenity

The proposal involves the replacement of the 8no. existing floodlights which are currently located on 15m high poles with 16no. new floodlights ranging between 7 metres and 15 metres in height. The current lights are facing a near vertical position (at an angle) on the 15m masts whilst the proposed floodlights will be installed in a vertical position (facing downwards directly onto the pitch), therefore drastically reducing the light spill. In addition, shields and front cowls are proposed to the floodlights to further reduce unwanted light so although the number of columns is greater, it is considered that the proposed floodlights will have less of an impact on neighbouring residents than the existing floodlights. Furthermore the area to the west of the sports pitch, adjacent to Sherrock Gardens is well screened with existing mature trees and the existing floodlights are barely visible through the screening. The applicant's agent has stated in their supporting documents that only areas which will be in use will have floodlights switched on, leaving unused areas switched off and thereby reducing light pollution. A condition has been recommended to restrict the hours of use of the floodlights to protect amenity and minimise noise and disturbance to neighbouring occupiers. It is noted that these hours of use are similar to the times permitted as part of the original planning permission in 1991 although the floodlights were not originally used on Sundays. The sports facilities in general are open on Sundays and the amended proposed hours reflect the existing use of the facilities. The new arrangement will appeal to a broader section of the university and will allow simultaneous use by different groups, increasing participation and enabling greater use by local schools and the wider community.

The proposed viewing deck will be located on the eastern end of the sports pitch adjacent to the Vine Building. The lower level will be used for storage facilities for Middlesex University. The timber clad deck is considered to be sympathetic to the surrounding area and will not have a detrimental impact on the character and

appearance of the surrounding area. The viewing deck will look directly onto the existing screening along the boundary with Sherrock Gardens and will be located over 100 metres away from the nearest neighbouring residential properties. Given the existing screening surrounding the sports pitches and the distance between the viewing deck and neighbouring residential properties it is not considered that the proposal will result in overlooking or loss of privacy to the occupiers of the neighbouring residential properties.

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

Mostly addressed in the above report.

Reduction in property prices is not a material planning consideration.

The Council consulted within a 50m radius of the site as per the Council's requirements for a minor planning application.

It is not considered that the proposal will result in increased littering to the surrounding area as the development will all be contained within the Middlesex University campus.

### **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**

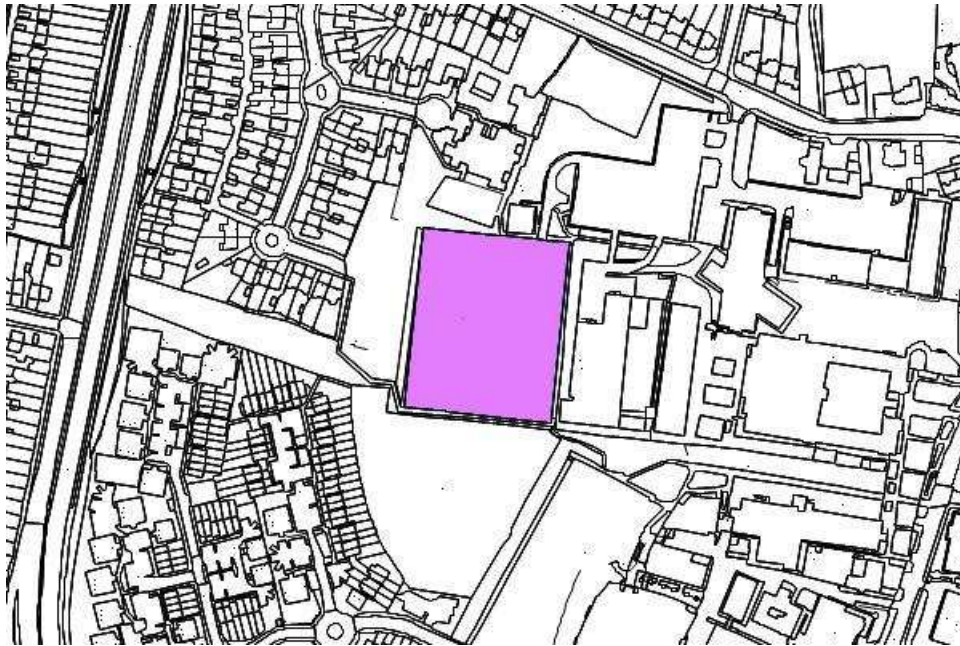
The application is recommended for **APPROVAL**.

**SITE LOCATION PLAN:  
NW4 4BT**

**Middlesex University, The Burroughs, London,**

**REFERENCE:**

**H/06131/13**



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