

LOCATION: Barnet Burnt Oak Leisure Centre, Watling Avenue, Edgware, Middx, HA8 0NP

REFERENCE: H/01110/14 **Received:** 26 February 2014
Accepted: 26 February 2014

WARD(S): Burnt Oak **Expiry:** 23 April 2014

**Final
Revisions:**

APPLICANT: The London Borough of Barnet

PROPOSAL: Variation of condition 1 (Hours of Use) of planning permission W/01483M/05 dated 23/03/05 for ('Variation of Condition 10 of planning permission reference W01483D/01 dated 12.09.01 to extend opening hours of the centre only by one hour from 9am to 8am, Monday-Friday.) Variation is to allow the centre to open at 7.30am Monday to Friday.

RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS

1. The building and car-park shall not be open to the public before 07.30 or after 21.00 on Mondays to Fridays and before 09.00 and after 18.00 on Saturdays, Sundays or Public Holidays. The external areas (excluding car park) shall not be open to the public before 09.00 or after 21.00 Mondays to Fridays and before 09.00 or after 18.00 on Saturdays, Sundays or Public holidays.

Reason:

To protect the amenities of adjoining residential occupiers.

INFORMATIVE(S):

1. The plans accompanying this application are:- Site location plan dated 26 February 2014.

2. 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

The National Planning Policy Framework 2012

The Mayor's London Plan: July 2011

Relevant Core Strategy (2012) Policies:

CS NPPF - National Planning Policy Framework - Presumption in Favour of Sustainable Development
CS5 - Protecting and Enhancing Barnet's character to create high quality places

Relevant Development Management (2012) Policies:

DM01 Protecting Barnet's character and amenity
DM02 Development standards
DM13 Community and education uses
DM17 Travel impact and parking standards

Supplementary Planning Documents and Guidance

Sustainable Design and Construction (2013)
Residential Design Guidance (2013)
Planning Obligations (2013)

Mayor's CIL

The Mayor of London is empowered to charge a Community Infrastructure Levy (CIL). The Levy is intended to raise £300 million towards the delivery of Crossrail. The Mayoral CIL will take effect on developments that are granted planning permission on or after 1 April 2012 setting a rate of £36.04 per sqm on all 'chargeable development' in Barnet.

Barnet CIL

Barnet's Community Infrastructure Levy was approved at Full Council on 16 April 2013. Adoption of the Barnet CIL Charging Schedule is the 1st May 2013. All planning applications decided on or after that date will be subject to the charge at a rate of £135 per sqm on all 'chargeable development' in Barnet.

Relevant Planning History:

Site Address: Burnt Oak Sports and Youth Centre Watling Avenue Edgware Middlesex HA8
Application Number: W01483J/02
Application Type: Details Application
Decision: Approve
Decision Date: 26/03/2003
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Submission of details of landscaping pursuant to condition 7 of planning permission W01483D/01 granted 12 September 2002.**
Case Officer:

Site Address: BURNT OAK SPORTS AND YOUTH CENTRE WATLING AVENUE EDGWARE HA8
Application Number: W01483E/02
Application Type: Details Application
Decision: Finally disposed of
Decision Date: 26/03/2003
Appeal Decision: No Appeal Decision Applies

Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Submission of details of lighting pursuant to Condition 15 of planning permission W01483D/01 granted 12.09.01.**

Case Officer:

Site Address: Burnt Oak Youth & Sports Centre Watling Avenue Edgware Middx HA8
Application Number: W01483F/02
Application Type: Details Application
Decision: Approve
Decision Date: 12/02/2003
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Submission of details of landscaping pursuant to Condition 7 of Planning Permission W01483D/01 granted 12-09-01.**

Case Officer:

Site Address: Burnt Oak Sports & Youth Centre Watling Avenue Edgware Middlesex HA8
Application Number: W01483H/02
Application Type: Details Application
Decision: Finally disposed of
Decision Date: 28/03/2003
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Submission of details of floodlighting pursuant to condition 6 of planning permission W01483C/00 granted 15 November 2000.**

Case Officer:

Site Address: Burnt Oak Sports & Youth Centre Watling Avenue Edgware Middx HA8
Application Number: W01483G/02
Application Type: Details Application
Decision: Approve
Decision Date: 12/02/2003
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Submission of details of materials pursuant to Condition 3 of Planning Permission W01483D/01 granted 12-09-01.**

Case Officer:

Site Address: CAMDEN PLAYING FIELDS WATLING AVENUE EDGWARE
Application Number: W01483D/01
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 12/09/2001
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Construction of part single, part 2 storey sports and community centre with associated car parking.**

Case Officer:

Lesley Feldman

Site Address: Burnt Oak Leisure and Youth Centre Watling Avenue Edgware HA8 0NJ
Application Number: W01483L/04
Application Type: Material Minor Amendment/Vary Condition
Decision: Withdrawn
Decision Date: 08/10/2004
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Variation to Condition 10 of planning permission reference W01483D/01, dated 12 September 2001, to change opening hours by one hour from 9am to 8am.**

Case Officer:

Lesley Feldman

Site Address: Barnet Burnt Oak Leisure Centre Watling Avenue Edgware Middlesex HA8 0NP

Application Number: W01483M/05
Application Type: Conditions Application
Decision: Approve with conditions
Decision Date: 30/03/2005
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Variation of Condition 10 of planning permission reference W01483D/01 dated 12.09.01 to extend opening hours of the centre only by one hour from 9am to 8am, Monday to Friday.**
Case Officer: Lesley Feldman

Site Address: Former Camden Playing Fields Watling Avenue EDGWARE
Application Number: W01483B
Application Type: Outline Application
Decision: Approve with conditions
Decision Date: 01/02/1999
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Construction of a new sports hall and community centre with ancillary car parking(OUTLINE APPLICATION).**
Case Officer:

Site Address: FORMER CAMDEN PLAYING FIELDS WATLING AVENUE EDGWARE
Application Number: W01483C/00
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 15/11/2000
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Installation of all weather pitch with flood lighting.**
Case Officer:

Site Address: BURNT OAK YOUTH AND SPORTS CENTRE WATLING AVENUE HA8
Application Number: W01483K/02
Application Type: Details Application
Decision: Approve
Decision Date: 13/12/2002
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Submission of details of refuse storage pursuant to Condition 6 of planning permission W01483D/01 granted 12.9.01.**
Case Officer: Lesley Feldman

Consultations and Views Expressed:

Neighbours Consulted: 130
Replies: 6
Neighbours Wishing To Speak: 0

Date of site notice: 20 March 2014

Summary of objections:

- There is excessive noise from the people using the centre and cars accessing and leaving the site
- There is excessive litter surrounding the site
- There is an overspill of cars that impacts on parking availability in the street
- There is excessive noise from sports pitches
- Object to any extension to the opening times in the morning
- Object to any extension to opening times in the evening

Internal /Other Consultations:

None

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site features a purpose built sports facility with outside sports pitches and car parking. The site is located in the Watling Estate Conservation Area.

The site currently currently operates between 09:00 to 21:00 Monday to Friday and 09:00 to 17:00 Saturdays, Sundays and Public Holidays.

The site has planning permission to operate the sports centre building between 08:00 - 21:00 Monday to Friday and 09:00 to 18:00 on Saturdays, Sundays and Public Holidays. The external areas (excluding the car park) can operate between 09:00 - 21:00 Monday to Fridays and 09:00 to 18:00 on Saturdays, Sundays and Public Holidays.

Proposal:

The application proposes the variation of condition 1 (Hours of Use) of planning permission W/01483M/05 dated 23/03/05 which varied the original opening hours by allowing the centre only (not sports pitches) to open one hour earlier ie 8am rather than 9am, Monday-Friday only.) The current proposal is to vary opening hours of the centre only from 08:00 - 21:00 Mon-Fri to 07:30 - 21:00 Mon-Fri.ie an additional half hour on weekday mornings.

Planning Considerations:

Whether the proposed extended opening times are appropriate

The site currently has planning permission to operate the sports centre building between 08:00 - 21:00 Monday to Friday and 09:00 to 18:00 on Saturdays, Sundays and Public Holidays. The external areas (excluding the car park) have planning permission to operate between 09:00 - 21:00 Monday to Fridays and 09:00 to 18:00 on Saturdays, Sundays and Public Holidays.

The proposed hours of operation would result in the building and car park being operated by an additional 30 minutes in the morning during the weekdays (from 08:00 to 07:00). The remaining restrictions on operating hours would not be changed.

With regard to the impact of the extended opening times on the amenity of neighbouring residents, it is considered that there are residential properties in close proximity to the application site and concerns have been raised from residents in relation to noise, particularly from the outdoor sports pitches. However, in this instance it is considered that the proposed extension to opening times would be restricted to the building and car park only. It is also considered that the extended opening time would only be 30 minutes during weekdays for the centre and car park only. As such, it is considered that there would not be an adverse impact on the amenity of neighbours to an extent that would warrant the refusal of the application on these grounds.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Concerns have been raised regarding the overspill of car parking from the site. The proposal would not increase the capacity of the sports centre or alter the current parking arrangement and relates solely to the extension of the opening hours for the centre and car park in the morning for 30 minutes. Given the limited extension to the operating hours, the proposal is not considered to exacerbate parking issues in the area.

Concerns have been raised regarding littering around the site. The extended opening hours would be for 30 minutes in the morning and are therefore not considered to exacerbate the current refuse management arrangements.

The remaining concerns raised have been addressed in the considerations above.

4. EQUALITIES AND DIVERSITY ISSUES

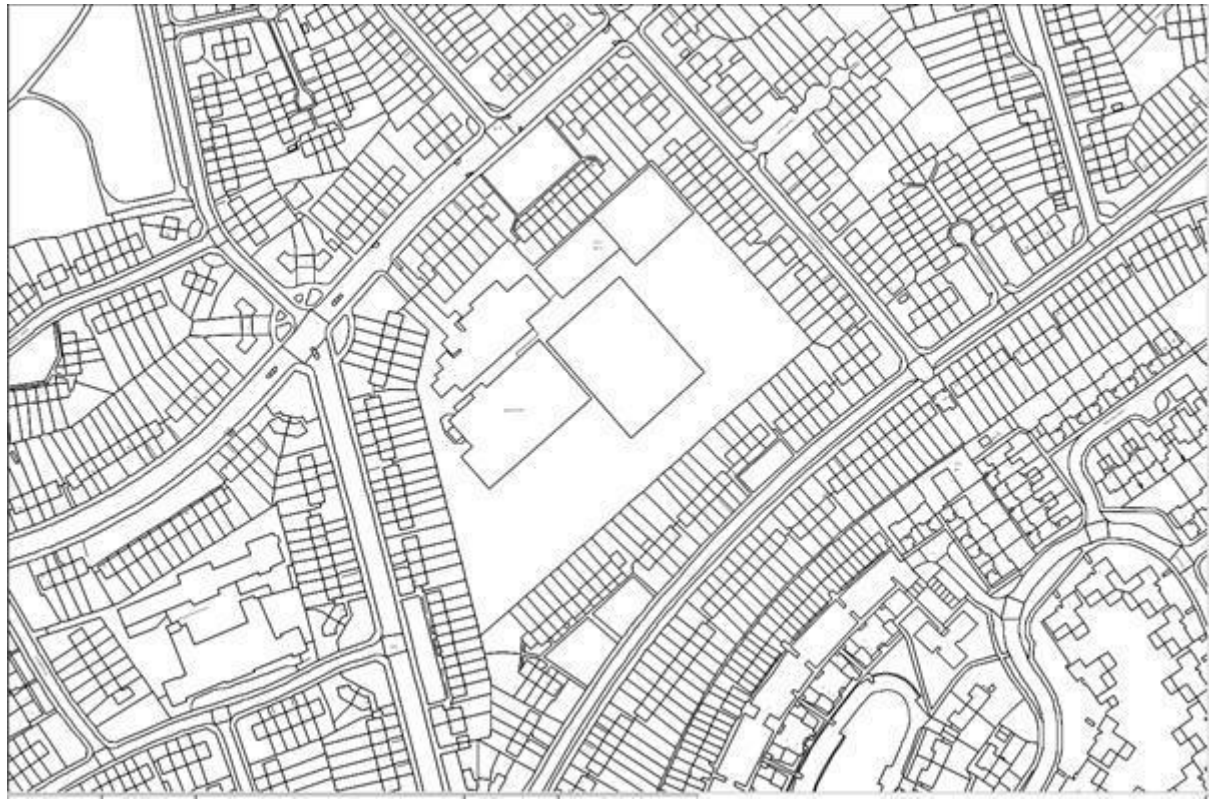
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The proposed opening times would not impact adversely on the amenity of neighbours to an extent that would warrant the refusal of the application on these grounds.

SITE LOCATION PLAN: **Barnet Burnt Oak Leisure Centre, Watling Avenue, Edgware, Middx, HA8 0NP**

REFERENCE: **H/01110/14**



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