

**LOCATION:** St Judes Church Rooms, Central Square, London, NW11 7AH  
**REFERENCE:** F/03595/14 **Received:** 04 July 2014  
**WARD(S):** Garden Suburb **Accepted:** 22 July 2014  
**Expiry:** 16 September 2014

**Final Revisions:**

**APPLICANT:** The Trustees of the Central Square Minyan  
**PROPOSAL:** Enclosing of rear terrace at ground floor level with new windows, steel bulastrading & new external stairs. Changes to windows and doors to front and rear elevations. Construction of a new basement level

**RECOMMENDATION: Approve Subject to Conditions**

1 The development hereby permitted shall be carried out in accordance with the following approved plans:

12.099 100; 12.099 002; 12.099 102 Rev G; 120.099 103 Rev H; 12.099 104 Rev D; 12.099 105 Rev B; 12.099 106 Rev E; 120.99 107 Rev E; 12.099 108 Rev F; 12.099 109 Rev C; 001 A; 002 B; 003 B; Planning 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 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 building(s) shall match those used in the existing building(s).

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 hereby approved windows shall match the original windows in material and style.

Reason:

To protect the character of the house and the Hampstead Garden Suburb Conservation Area in accordance with policy DM06 of the Adopted Barnet Development Management Policies DPD (2012).

### **INFORMATIVE(S):**

- 1 This application does not give consent for any play area within the curtilage of the Church Rooms building.
- 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, DM02, DM06

#### Supplementary Planning Documents and Guidance

The Council has adopted the following two supporting planning documents to implement the Core Strategy and Development Management Policies DPDs. These are now material considerations:

- The Residential Design Guidance SPD (2013) and
- Sustainable Design and Construction SPD (2013).

Hampstead Garden Suburb Conservation Area Character Appraisal and Design Guide (2010)

The Council Guide 'Hampstead Garden Suburb Conservation Area Design Guidance' as part of the Hampstead Garden Suburb Character Appraisals was approved by the Planning and Environment Committee (The Local Planning Authority) in October 2010. This leaflet in the form of a supplementary planning guidance (SPG) sets out information for applicants on repairs, alterations and extensions to properties and works to trees and gardens. It has been produced jointly by the Hampstead Garden Suburb Trust and Barnet Council. This leaflet was the subject of separate public consultation.

Relevant Planning History:

None

#### Consultations and Views Expressed:

Neighbours Consulted:	27	Replies:	6
Neighbours Wishing To Speak	0		

The objections raised may be summarised as follows:

- no objection to the building remaining as currently used
- object to any change of use resulting in more activity
- object to any potential noise and disturbance
- impact on parking and traffic
- basement works started without consent
- over use of the building

- trees and green setting must be retained
- proposals imposing
- object to basement accommodation.

Internal /Other Consultations:

HGS CAAC - No objection

Date of Site Notice: 31 July 2014

## **2. PLANNING APPRAISAL**

Site Description and Surroundings:

The application site is located on the opposite side of Central Square within Area 1 of the Hampstead Garden Suburb Conservation Area.

The existing building on site is a single storey hall building, ancillary to the main St Jude's Church across the road, also on Central Square.

The existing building holds no designation.

The adopted Conservation Area Character Appraisal notes;

*"Central Square is dominated by the Free Church, St. Jude's Church and The Institute. The formal layout provides open, green space between the buildings to afford unrestricted views of the architecture. While Central Square has never been the major community recreational centre that was originally envisaged, it does get regular, limited use by families with small children because it is flat, open and safe from traffic.*

*The grassed area with symmetrical ornamental flower beds and a central tree lined path is surrounded by tarmac footpaths and many benches. However, insufficient drainage and water logging adversely affect plants and trees. Poor maintenance has led to overgrown hedges, untidy flower beds and grass edges. The lime trees have been neglected, left to grow out of control and now hide the buildings in the summer. This area does not reflect Lutyens' original design for a formal garden to complement the buildings."*

Proposal:

This application seeks consent for the enclosure of the rear terrace at ground floor level with new windows, balustrading and external stairs.

Changes to fenestration are proposed to both the front and rear elevations. A new basement level is also proposed under the main building.

It should be noted that all elements other than the proposed basement accommodation received planning consent in 2012 under reference F/01550/12.

Planning Considerations:

The main issue in this case is whether or not the proposed replacement dwelling would be a visually obtrusive form of development which would detract from the character and appearance of the street scene and this part of the Hampstead Garden Suburb Conservation Area and have an adverse and visually obtrusive impact upon the amenity of the occupiers of the neighbouring property.

The supplementary planning guidance for the Suburb is the Hampstead Garden Suburb Design Guidance which has been the subject of public consultation and Local Planning Authority approval. The guidance says:

Hampstead Garden Suburb is one of the best examples of town planning and domestic architecture on a large neighbourhood or community scale which Britain has produced in the last century. The value of the Suburb has been recognised by its inclusion in the Greater London Development Plan, and subsequently in the Unitary Development Plan, as an “Area of Special Character of Metropolitan Importance”. The Secretary of State for the Environment endorsed the importance of the Suburb by approving an Article 4 Direction covering the whole area. The Borough of Barnet designated the Suburb as a Conservation Area in 1968 and continues to bring forward measures which seek to preserve or enhance the character or appearance of the Conservation Area.

The ethos of the original founder was maintained in that the whole area was designed as a complete composition. The Garden City concept was in this matter continued and the architects endeavoured to fulfil the criteria of using the best of architectural design and materials of that time. This point is emphasised by the various style of building, both houses and flats, in this part of the Suburb which is a ‘who’s who’ of the best architects of the period and consequently, a history of domestic architecture of the period of 1900 – 1939.

The choice of individual design elements was carefully made, reflecting the architectural period of the particular building. Each property was designed as a complete composition and design elements, such as windows, were selected appropriate to the property. The Hampstead Garden Suburb, throughout, has continuity in design of doors and windows with strong linking features, giving the development an architectural form and harmony. It is considered that a disruption of this harmony would be clearly detrimental to the special character and appearance of the Conservation Area. The front of the properties being considered of equal importance as the rear elevation, by the original architects, forms an integral part of the whole concept.

Council’s policies and guidelines in respect of alterations to residential properties seek to ensure that they respect the scale, character and design of any building on which they are to be placed and are compatible with the character of the locality. Alterations will not be permitted if they do not have regard to the amenities enjoyed by neighbours.

Policy DM01 of the Development Management Policies (Adopted) 2012 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers.

Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

Policy DM06 of the Development Management Policies (Adopted) 2012 states that development proposals must preserve or enhance the character and appearance of 16 Conservation Areas in Barnet.

As detailed above the proposed enclosure of the rear terrace at ground floor level with new windows, balustrading and external stairs, as well as the proposed changes to fenestration to both front and rear elevation have already been given consent in an earlier application. It is not considered that there have been any policy changes in this time to warrant a different decision.

The new element of this application is the provision of basement accommodation to provide additional storage. As the basement is proposed solely under the footprint of the existing building with no external manifestations it is not considered to give rise to any loss of amenity to neighbouring occupiers and the character and appearance of this part of the Conservation Area will be maintained. As such there is no objection to this element of the proposals.

These proposed alterations are considered to ensure that this proposal would not detrimentally impact on the qualities of the building and protect the character of this part of the Hampstead Garden Suburb Conservation Area. As conditioned, they would preserve the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual property, conservation area and area of special character.

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

The comments on grounds of objection regarding the use of the building as a nursery are noted. However, the planning application seeks consent solely for external alterations and basement accommodation, not the use. The building was granted a lawful development certificate for use as a nursery in 2007 under reference C06696S/07. Therefore, it is considered that the points of objections raised on against this application relating to use of the building are not considered sufficient to constitute a reason for refusal.

### **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.

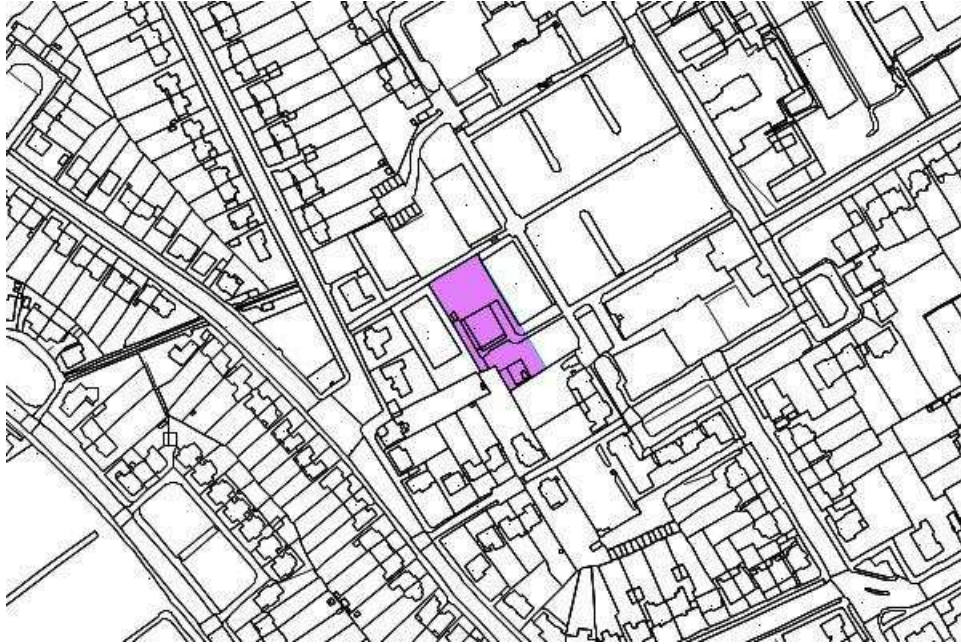
### **5. CONCLUSION**

Having taken all material considerations into account, the proposal would not detrimentally impact on the qualities of the building and protect the character of this part of the Hampstead Garden Suburb Conservation Area. The proposed alterations are such that, as conditioned, it preserves the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual property, street scene, conservation area, and area of special character. **APPROVAL** is recommended.

**SITE LOCATION PLAN: St Judes Church Rooms, Central Square,**

**London, NW11 7AH**

**REFERENCE: F/03595/14**



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