

LOCATION: Django Cafe, Scratchwood Park Open Space, Barnet Way,
london NW7 3AL

REFERENCE: H/03243/14

WARD(S): Hale

Received: 16 June 2014
Accepted: 25 June 2014
Expiry: 20 August 2014

Final Revisions:

APPLICANT: Django Cafe

PROPOSAL: Retention of single storey wrap around extension and proposed reduction in height of front timber wall and introduction of 2no. additional access points to front elevation.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 106/0411/0; 106/0411/01C; 106/0411/02B; 106/0411/02 RevA as amended 05.09.2014; 106/0411/02.

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 The amendments to the extension to the building including reducing the height of the front timber wall and position of polycarbonate over lay shall be carried out within 3 months of the decision notice. These works shall be permanently retained.
- 3 The premises shall only be used for purposes ancillary to the use of the park.

Reason: To protect the amenities of the area.

- 4 The use hereby permitted shall not be open to customers before 7.00 am or after 9.00 pm on any day.

Reason:

To safeguard the amenities of occupiers of adjoining residential properties.

- 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).

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.

Core Strategy (Adopted) 2012:

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

Relevant Core Strategy Policies: CS NPPF, CS1,CS5.

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

Other Material Considerations:

Residential Design Guidance
Sustainable Design and Construction

Relevant Planning History:

Site history for current landparcel :

261946 - Django Cafe, Scratchwood Park Open Space, Barnet Way, london NW7 3AL

W00446C/06 Rebuilding of existing cafe/ toilet facility following demolition of existing building. Approved March 2006

H/01790/09 Rebuilding of cafe/toilet facility following demolition of existing building. Approved July 2009.

Application:	Planning	Number:	H/03496/09
Validated:	24/11/2009	Type:	S73
Status:	DEC	Date:	22/01/2010
Summary:	APC		
Description:	Variation of Condition 2 of planning permission reference H/01790/09 dated 16/07/09 to change hours of operation to: Monday to Sunday (Including Bank		

Holidays) 7am until 9pm.

Consultations and Views Expressed:

Neighbours Consulted: 1 Replies: 0
Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

Internal /Other Consultations:

- Green Spaces (Trees) - No comments received.

Date of Site Notice: 03 July 2014

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application relates to a vacant building located within the Scratchwood Open Space. The site is within the Green Belt and access is via the A1.

Proposal:

The application relates to the retention of an existing single storey wrap around extension and proposed reduction in height of front timber wall and introduction of 2 no. access points to front elevation.

Planning Considerations:

Planning permission has previously been granted in 2006 and again in 2009 for the demolition and re-build of a cafe building. The new building has now been erected including a new wraparound extension to provide a covered seating area outside the main building.

The building falls within the designated Greenbelt and as such an assessment on whether the extension as built harms the openness of the Greenbelt needs to be made.

The scale and bulk of the extension to the previously approved building is such that it does not disrupt the openness of the Greenbelt and sits comfortably within its setting. The single storey nature of the extensions and its overall size and scale in

comparison to the existing building is such that it is not considered to result in demonstrable harm.

It is not considered that the wraparound extension harms the openness of the Greenbelt. The plans show that the existing polycarbonate overlay on the elevation of the building will be taken off the outside of the building and placed inside to reduce its visibility and make the extension appear of higher quality than currently built.

The proposal also involves the reduction in the height of the existing wood panelling on the front elevation to give it a more open appearance so it appears more like a veranda with roof than the existing design of the front elevation.

The proposed development is consistent with the Council's Corporate Priorities in relation to Greenspaces. It is considered the cafe building will provide a feeling of greater security and would lessen any chance of vandalism in the Park due to a regular on-site presence. It is considered that it would be beneficial to all park users as it provides a facility for the whole community.

3. COMMENTS ON GROUNDS OF OBJECTIONS

None received.

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

It is considered that this proposal would be beneficial to the community and would improve the safety of the area and lessen the risk of vandalism whilst improving facilities for park users. The proposed development is considered to be in keeping with the nature and scale of the existing development on the site and will not have an adverse impact on the open character of the Green Belt. It is therefore recommended that this application is approved accordingly.

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