

LOCATION: Chase Lodge, Page Street, London, NW7 2ED

REFERENCE: H/03896/14

Received: 19 July 2014

Accepted: 18 July 2014

WARD(S): Mill Hill

Expiry: 12 September 2014

Final Revisions:

APPLICANT: Chase Lodge Hospital

PROPOSAL: Demolition of existing ancillary building and erection of a new two storey building (lower ground and ground floor level)

RECOMMENDATION: Refuse

- 1 The proposed extensions and alterations to the building, by virtue of their scale and siting would result in disproportionate additions over and above the size of the original building. This would be to the detriment of the openness and character of the Green Belt, contrary to the National Planning Policy Framework 2012 and Development Management policy DM15 and no very special circumstances are considered to justify this inappropriate development.
- 2 The proposed scale, siting and design of the proposal would fail to achieve adequate subordination to Chase Lodge and would fail to sufficiently preserve or enhance the historic character and setting of the Grade II Listed Building. The proposal would therefore be contrary to the National Planning Policy Framework 2012, Core Strategy policy CS5 and Development Management policies DM01 and DM06.

INFORMATIVE(S):

- 1 The plans accompanying this application are: 7278-101P3, 7278-102p1, 7278-103P1, 7278-110P8, 7278-111P6, 7278-113P3, 7278-200P4, 7278-300P2, 7278-301P2, 7278-302P1, 7278-310P5, 7278-311P5, 7278-312P3, 7278-313P2, L4869-01A, Planning Statement and Heritage Assessment.
- 2 In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, 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.

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
DM06: Barnet's Heritage and Conservation
DM15: Green Belt and Open Spaces

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:

W03477H/06 - Change of use from D1 (Doctors Surgery), External alterations including new ramp, extended rear access, rear dormer and parking - Approved 25/06/06

Application:	Planning	Number:	W03477H/06
Validated:	30/05/2006	Type:	APF
Status:	DEC	Date:	25/06/2006

Summary:	APC	Case Officer:	AB
Description:	Change of use from D2 (former changing rooms) to D1 (Doctors surgery). External alterations including new ramp, extended rear acces. Rear dormer. Associated parking.		
Application:	Planning	Number:	H/01630/14
Validated:	02/04/2014	Type:	APF
Status:	WDN	Date:	28/05/2014
Summary:	WIT	Case Officer:	Aahsanur Rahman
Description:	Demolition of existing ancillary building and construction of new single storey building with basement level including glazed link to existing Hospital.		
Application:	Planning	Number:	H/01631/14
Validated:	02/04/2014	Type:	LBC
Status:	WDN	Date:	28/05/2014
Summary:	WIT	Case Officer:	Aahsanur Rahman
Description:	Demolition of existing ancillary building and construction of new single storey building with basement level including glazed link to existing Hospital.(Listed Building)		
Application:	Planning	Number:	H/02335/10
Validated:	10/06/2010	Type:	APF
Status:	DEC	Date:	03/08/2010
Summary:	APC	Case Officer:	Emily Benedek
Description:	Extension to the time limit for implementing planning permission W03477Q/07 granted 21/06/07 for 'Demolition of existing outbuilding. Construction of a new building with glazed link connecting to doctors surgery'.		
Application:	Planning	Number:	H/02955/13
Validated:	17/07/2013	Type:	APF
Status:	DEC	Date:	06/09/2013
Summary:	APC	Case Officer:	Emily Benedek
Description:	Single storey temporary building in the grounds of Chase Lodge Hospital to be used as office accommodation for the duration of works.		
Application:	Planning	Number:	H/02956/13
Validated:	17/07/2013	Type:	LBC
Status:	DEC	Date:	04/09/2013
Summary:	NDD	Case Officer:	Emily Benedek
Description:	Single storey temporary building in the grounds of Chase Lodge Hospital to be used as office accommodation for the duration of works.		
Application:	Planning	Number:	H/03136/13
Validated:	22/07/2013	Type:	APF
Status:	DEC	Date:	11/09/2013
Summary:	APC	Case Officer:	Emily Benedek
Description:	Extension to the time limit for implementing planning permission (H/02335/10) granted (03/08/2010) for (Demolition of existing out-building & construction of a new building with glazed link connecting to doctors surgery).		
Application:	Planning	Number:	H/03167/13
Validated:	09/08/2013	Type:	LBC
Status:	DEC	Date:	01/10/2013
Summary:	APC	Case Officer:	Emily Benedek

Description: Demolition of existing out-building & construction of a new building with glazed link connecting to doctor's surgery (LISTED BUILDING CONSENT)

Consultations and Views Expressed:

Neighbours Consulted: 68

Replies: 0

Neighbours Wishing To Speak: 0

Councillor's John and Duschinsky have requested the application be referred to the committee.

Date of Site Notice: 31 July 2014

Internal /Other Consultations:

Urban Design and Heritage Officer - the current proposal fails to achieve adequate sub-ordination to Chase Lodge and thus would have an adverse impact on the listed building and its setting.

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site relates to a Grade II listed building located on the east side of Page Street. The application site has permission for use as D2 (doctors surgery) and is located within the Green Belt.

Proposal:

The application proposes the demolition of existing ancillary building and erection of a new two storey building (lower ground and ground floor level) with a glass link way. The proposed extension would be constructed of materials to match the existing building and would measure approximately 12.5 metres wide, between 4.6 - 5 metres tall and 9.6 metres deep. The proposed link way would be constructed of glass and would measure approximately 9.4 metres wide, 3.5 metres tall and 2.6 metres deep. The proposed basement level extension would measure approximately 21.8 metres wide and 9.8 metres deep.

The extended ground floor section of the building would provide 8 recovery rooms, a lift, stairway, restroom, waiting area.

The extended lower ground floor section of the building would provide a day theatre, operating theatre, prep room, lift, staircase, store, utility room, monitored recovery area, office and changing areas/w.c.

The proposed scheme would provide a total ground floor area of 142m² and a floor area of 190m² at basement level.

Planning Considerations:

The main considerations are:

- The impact of the proposal on the openness and character of the Green Belt
- The impact of the proposal on the historic character and architectural integrity of the Listed Building
- The impact on the amenity of neighbouring residents
- Whether the proposal would provide a sufficient parking allocation
- Other material planning considerations

The impact of the proposal on the character and openness of the Green Belt

Section 79 of the National Planning Policy Framework 2012 (NPPF) states that "the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence". In addition to this, section 89 of the NPPF states that "A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are: the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building". Furthermore, policy DM15 states that "extensions to buildings in Green Belt or MOL will only be acceptable where they do not result in a disproportionate addition over and above the size of the original building or an over intensification of the use of the site".

The application proposes the demolition of the existing ancillary building and the erection of a replacement building and link way. The table below demonstrates the difference between the original and proposed volume of development above ground on the site as a result of the proposed extension:

	Original	Existing	Proposed
Volume (m ³)	1965	2215	2633
% increase		12.7	34

The existing building that would be demolished measures approximately 10.6 metres wide, 6.2 metres deep and 4.8 metres tall. The proposed building would measure approximately 12.5 metres wide, 9.6 metres deep and between 4.6 to 5 metres tall. In addition to this, there would be a glass link way that would measure approximately 9.4 metres wide, 3.5 metres tall and 2.6 metres deep and a basement level that 21.8 metres wide and 9.8 metres deep.

There is currently consent for a development scheme (H/03136/13) which would provide approximately 93m² at ground floor level and 66m² at basement level.

The current proposal would provide a total ground floor area of 142m² and a floor area of 190m² at basement level.

In this instance the proposed replacement building and link way would result in a substantial increase in the volume of built form on the site, over and above the original form of the property. The replacement building and link way would also substantially increase the massing and bulk of the site, through an increase in the depth and width of the building on the front of the property. This would be to the detriment of the openness and character of the Green Belt, contrary to the National Planning Policy Framework 2012 and Development Management policy DM15.

The impact of the proposal on the historic character and architectural integrity of the Listed Building

Section 132 of the NPPF states "when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional".

The 2012 National Planning Policy Framework states that *"the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people"*.

In addition to the NPPF, Policy CS5 of the Core Strategy states that the Council *"will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design"*. In addition to this, Policy DM01 of the Council's Development Management Policies 2012 states that *"development proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets... development (should) demonstrate a good understanding of the local characteristics of an area. Proposals which are out of keeping with the character of an area will be refused"*.

The council's Urban Design and Heritage officer has stated that "the proposed building is considerably larger than the modest single storey building it would replace and is of a scale which would appear bulky and dominant in relation to Chase Lodge. It is almost as wide as the main house and would project beyond the building line by 2metres. It would also be positioned closer to the northern wing of the Listed Building than the existing structure". In addition to this, they have stated that "unlike the Listed Building, the proposal has a large crown roof

which includes an aluminium roof light in the centre. The proposed windows on the front elevation are not symmetrically positioned and spaces as those are on the Listed Building... these design elements distinguish it from the host building".

In this instance the proposed scale, siting and design of the proposal would fail to achieve adequate subordination to Chase Lodge and would have an adverse impact on the Listed Building and its setting. The proposal would therefore fail to sufficiently preserve or enhance the historic character and setting of the Grade II Listed Building and would be contrary to the National Planning Policy Framework 2012, Core Strategy policy CS5 and Development Management policies DM01 and DM06.

The impact on the amenity of neighbouring residents

Policy DM01 of the Development Management Policies 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.

The proposed new building and works, by virtue of their siting and scale in relation to neighbouring properties, would not have a detrimental impact on the amenity of any neighbouring properties to an extent that would warrant the refusal of the application on these grounds.

Whether the proposal would provide a sufficient parking allocation

The application site currently provides 14 car parking spaces, including 2 disabled parking spaces. These would be retained and in addition 3 cycle parking spaces would be provided. This is considered to be sufficient for the use on the site.

Other material planning considerations

The applicant has stated that the proposal would provide facilities for the community and that there is a demand for the medical facility. The applicant's design and access statement has indicated that 'currently the hospital allows one surgical case per month to be gifted to the Chase Lodge Hospital Trust'. It has also been stated that 'the Chase Lodge Charitable Trust allows patients who cannot afford private medicine to be put forward so that the Trust can pay for their private care... if approved and the necessary funds are available, the Chase Lodge Hospital Charitable Trust will then fund the required care'.

In this instance it is considered that the building and site are principally used to provide private medical care that is not available to all members of the community. As such, the provision of these facilities is not considered to outweigh the harm that would result from the impact of the proposal on the

openness and character of the Green Belt and the historic character and setting of the Grade II Listed Building.

The conversion of the building into a Doctors surgery was granted in 2006. Conditions attached to the permission restricted the use to no more than 6 consultants and 2 ancillary staff at any time. Planning permission was granted for a modest extension in 2007 to provide space for a day surgery. This has been renewed. The current proposal seeks to significantly increase the surgical side of the business, so that it is no longer solely a Doctors surgery.

Landscaping - the application site features several trees that positively contribute to the character and appearance of the surrounding area. The trees are not subject to protection but the applicant has identified that trees would be retained as a result of the proposed development. There is therefore no objection to the proposal on landscaping grounds.

3. COMMENTS ON GROUNDS OF OBJECTIONS

None

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 extensions and alterations to the building, by virtue of their scale and siting would result in disproportionate additions over and above the size of the original building. This would be to the detriment of the openness and character of the Green Belt, contrary to the National Planning Policy Framework 2012 and Development Management policy DM15.

The proposed scale, siting and design of the proposal would fail to achieve adequate subordination to Chase Lodge and would fail to sufficiently preserve or enhance the historic character and setting of the Grade II Listed Building. The proposal would therefore be contrary to the National Planning Policy Framework 2012, Core Strategy policy CS5 and Development Management policies DM01 and DM06.

SITE LOCATION PLAN: Chase Lodge, Page Street, London, NW7 2ED

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