

Location **Finchley Memorial Hospital Granville Road London N12 0JE**

Reference: **15/00258/FUL** Received: 15th January 2015
Accepted: 10th February 2015

Ward: Woodhouse Expiry 7th April 2015

Applicant: Mr Geoff Plews

Proposal: Installation of exterior gym and playground equipment on communal playing field

Recommendation: Approve subject to conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Revised fitness trail and play area proposal Q-05003-L3N7-C Rev 2, Revised plan area proposal Q-05003-L3N7-C Rev 1 Sheet 1 of 2, Adult outdoor fitness trail proposal Q-05003-L3N7-C Rev 1 Sheet 2 of 2, 2465_00_055 Rev N, covering letter by Bellrock dated 14th January 2015, Quotation number Q-05003-L3N7 Rev1 dated 21 October 2013, Design and Access Statement received 10 February 2015,

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 CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 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 No external lighting, floodlighting or other means of external illumination shall be affixed to the external elevations of the buildings, or placed/erected within the site without the prior written consent of the local planning authority pursuant to a planning application. Any external lighting, floodlighting or other means of external illumination shall be installed and thereafter retained in full accordance with the approved details.

Reason: To enable the local planning authority to retain control over these matters in the interests of the amenities of adjoining properties and to safeguard the setting of the adjoining listed building.

4 The development permitted by this planning permission and or any phase of development shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) ref: C8920, November 2009 and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the 1 in 100 year critical storm, taking into account the effects of climate change, to a maximum of 14.3l/s so that it will not increase the risk of flooding off-site.
2. Provision of storage on the site to attenuate storm events up to and including the 1 in 100 year event, taking into account the effects of climate change.
3. Provision of green roofs and rainwater harvesting.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupiers.

5 Prior to the bringing into use of the proposed development a management and maintenance scheme for a period of 25 years to include measures to ensure management and security responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local planning Authority after in consultation with Sport England. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the hospital by the applicant.

Reason: To ensure that new facilities are capable of being managed and maintained to an acceptable standard which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport (PPG17 Par 14).

Informative(s):

1 In accordance with paragraphs 186 and 187 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

Officer's Assessment

1. Site Description

The application site is the Finchley Memorial Hospital, which is located on the corner of Bow Lane and Granville Road on a site of approximately 1.74 hectares in total. The hospital is in the Woodhouse Ward of North Finchley. The hospital provides both inpatient and outpatient services for a range of trusts including NHS Barnet, Barnet and Chase Farm Hospital NHS Trust, North West London NHS Trust and the Royal Free Hampstead NHS Trust. Consultants from Barnet, Northwick Park and the Royal Free Hospitals as well as specialist GP's, nursing and other health care professionals such as Physiotherapists, Occupational Therapists, Podiatrists and Dieticians also hold clinics at the hospital. In addition a walk-in centre operates from the site offering a service for the treatment of minor injuries and illness.

The site was granted planning permission in April 2010 for the demolition and rebuild of the existing hospital with associated ancillary facilities and parking (Ref: F/03573/09). The construction of the rebuild hospital and associated facilities has been completed and the hospital is now fully operational.

The new facilities comprise the construction of a larger, modern hospital and a new energy centre, along with complementary facilities and a series of publicly accessible open spaces with the aspiration of NHS Barnet to integrate the new hospital and the open space to create a health campus promoting wellbeing and health activities.

Ward and therapy gardens have been created directly adjacent to the hospital for use by patients, staff and visitors. The site also provides the following publicly accessible open spaces:

- 2 five a-side grass pitches;
- 1 junior football grass pitch;
- A communal green;
- A wildlife garden;
- A memorial garden; and
- A network of footpaths through the green space.

This application specifically relates to the communal green located towards the front of the property (north-western side of the site) and the area to the rear of the property surrounding the 2 five a-side grass pitches.

The primary vehicular access to the hospital will be from Granville Road. The access is approximately 110m from the junction of Granville Road/ A1000 and approximately 100m from the junction of Granville Road/Bow Lane.

The car parking area located towards the front of the property provides approximately 216 car parking spaces, 17 of which will be for disabled users. In addition there is space for 4 motorbikes, three ambulance bays and cycle parking for 81 bicycles.

The service road provides access for deliveries and waste collection via a discrete route at the rear of the building along the boundary with Granville Place. It is also used for ambulance arrivals via a dedicated entrance at the rear of the building.

The accessibility of the site is indicated with the Public Transport Accessibility Level (PTAL). This rating measures the amount of public transport service available. The site has been assessed to have a PTAL of 2, 6 being the highest level of accessibility.

2. Site History

C01856 - Extensions Fichley Memorial Hospital. No objection

C01856B - Proposed development. No objection

C01856C - Erection of 2 flats. No objection

C01856D - Extension to nurses home. No objection

C01856L/02 - New PVCu windows to Brunskil Ward, Day Hospital, Dickens Ward, Wheelchair Clinic and Adams Wing. Approved subject to conditions on 04.10.2002

C01856M/04 - Demolition of existing building ("The Lodge") and erection of new walk-in centre and covered walkway, and alteration / addition to existing parking area. Approved subject to conditions on 22.11.2004

C01856N/05 - Submission of details pursuant to Condition 2 (parking details) of planning permission C01856M/04. Approved on 07.12.04.

F/00453/12 - Submission of details of conditions 35 (Management & Maintenance Scheme) and 36 (Design and layout of sports facilities) pursuant to planning permission F/03773/09 dated 14/04/10. Approved on 20.03.2012

F/00827/10 - Erection of a new substation adjacent to the energy centre for the new Finchley Memorial Hospital alternative location to that approved under F/04407/09 approved on 01/02/10. Approved subject to condition on 06.05.2010

F/00960/12 - Submission of details of condition 28 (BREEAM Environmental Standard) pursuant to planning permission reference F/03573/09 dated 14/04/2010. Approved on 21.03.2012

F/01750/10 - Submission of details of Condition 27 (Archaeology) pursuant to planning permission F/03573/09 dated 14/04/10. Approved on 21.07.2010

F/01753/10 - Submission of details of condition 2 (levels) pursuant to planning permission F/03573/09 dated 14/04/10. Approved on 23.06.2010

F/01754/10 - Submission of details of PHASE 1 of Condition 34 (Trees method statement) pursuant to planning permission F/03573/09 dated 14/04/10. Approved on 23.07.2010

F/01757/10 - Non material amendment to change wording of condition 18 to 'a scheme for acoustic fencing along the boundary with Granville Road shall be submitted in writing and approved by the local planning authority prior to development. This scheme shall be fully implemented before the development, hereby permitted is brought into use. Reason: To ensure that the proposed development does not prejudice the enjoyment of the occupiers of their home(s).' Refused on 26.7.2010

F/01762/10 - Submission of details of Phase 1 of Condition 19 (Landscaping) pursuant to planning permission F/03573/09 dated 14/04/10. Approved on 22.07.2010

F/01764/10 - Submission of details of Condition 38 (Parking Phasing) pursuant to planning permission F/03573/09 dated 14/04/10. Approved on 23.06.2010

F/01766/10 - Submission of details of Condition 17 (Acoustics) pursuant to planning permission F/03573/09 dated 14/04/10. Approved on 21.07.2010

F/01769/10 - Variation of condition 25 (flood risk assessment) pursuant to planning permission F/03573/09 dated 14/04/10 to read 'The development permitted by this planning permission and or any phase of development shall be carried out in accordance with the approved Flood Risk Assessment (FRA) ref C8920, Revision D, April 2010 and the following mitigation measures detailed within the FRA:

1. limiting the surface water run-off rates so that they are no higher than greenfield rates for all storm events up to and including the 1 in 100 year critical storm, taking into account the effects of climate change. Runoff rates during the 1 in 100 year storm event, taking climate change into account should not exceed 32.2l/s.
2. Provision of storage on site to attenuate storm events up to and including the 1 in 100 year event, taking into account the effects of climate change.
3. Provision of green roofs and rainwater harvesting.

Reason:

To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site and to reduce the risk of flooding to the proposed development and future occupants. Approved on 24.06.2010

F/01770/10 - Submission of details of PHASE 1 of Condition 22 (Temporary fencing) pursuant to planning permission F/03573/09 dated 14/04/10. Approved 23.07.2010

F/01773/10 - Submission of details of Condition 24 (Construction method statement & management plan) pursuant to planning permission F/03573/09 dated 14/04/10. Approved on 09.07.2010

F/01774/10 - Submission of details of condition 3 (materials) pursuant to planning F/03573/09 dated 14/04/10. Approved on 21.09.2011

F/01778/10 - Submission of details of condition 5 (refuse) pursuant to planning F/03573/09 dated 14/04/10. Approved on 09.07.2010

F/01780/10 - Submission of details of condition 6 (service delivery plan) pursuant to planning F/03573/09 dated 14/04/10. Approved on 11.06.2010

F/01781/10 - Submission of details of condition 12 (means of enclosure) pursuant to planning F/03573/09 dated 14/04/10. Approved on 04.01.2012

F/01782/10 - Submission of details of PHASE 1 of condition 14 (contaminated land) pursuant to planning permission F/03573/09 dated 14/04/10. Approved on 30.07.2010

F/01783/10 - Submission of details of condition 15 (extraction and ventilation equipment - details required) pursuant to planning F/03573/09 dated 14/04/10. Approved on 08.07.2010

F/01938/10 - Submission of details of condition 26 (Surface Water Drainage Scheme) pursuant to planning permission reference F/03573/09 dated 14-04-2010. Approved on 08.07.2010

F/01939/10 - Submission of details of condition 33 (Drainage in Relation to Trees) pursuant to planning permission reference F/03573/09 dated 14-04-2010. Approved on 15.07.2010

F/02387/10 - Non-material minor amendments pursuant to planning permission reference F/03573/09 dated 14/04/2010 comprising internal alterations to doors and louvres, an internal corridor, the curtain walling, gym room and re-allocation of 5 bedrooms to consulting rooms, along with external alterations to parapet heights, window heights / locations, brise soleil location, the roof lighting, additional spandrel panels, the cafe roof, the stair tower and the green roof. Approved on 21.07.2010

F/02879/10 - Submission of details of conditions. Application receive, no decision issued

F/02901/10 - Submission of details of Condition 18 (Acoustic Fencing) pursuant to planning permission F/03573/09 dated 14/04/10. Approved on 20.03.2012

F/02902/10 - Submission of details of Condition 29 (External Lighting) pursuant to planning permission F/03573/09 dated 14/04/10, to be discharged in connection with planning reference F/04588/10. Approved on 02.02.2011

F/02903/10 - Submission of details of Condition 30 (CCTV) pursuant to planning permission F/03573/09 dated 14/04/10, to be discharged in connection with F/04588/10. Approved on 02.02.2011

F/03573/09 - Construction of a new part two, part three storey hospital (plus part lower ground floor), with ancillary facilities including a cafe and retail. Construction of an energy centre. Associated parking and servicing areas, new vehicular access off Granville Road to service construction traffic. Demolition of existing hospital buildings (with the exception of Bullimore House). Approved subject to conditions and following legal agreement on 14.04.2010

F/04407/09 - Erection of substation and associated wooden enclosure situated adjacent to 102 Granville Road. Approved subject to conditions on 26.01.2010

F/04541/10 - Submission of details of conditions 7 (Noise Report for Site Plant) and 8 (Acoustic Fencing) pursuant to planning permission reference F/00827/10 dated 12/05/2010. Approved on 13.01.2011

F/04588/10 - Installation of external lighting and CCTV cameras. Approved subject to conditions on 13.01.2011

F/04837/10 - Submission of details of conditions 19 (Landscaping - Details), 22 (Trees - Protective Fencing) and 34 (Method Statement - Trees) pursuant to planning permission reference F/03573/09 dated 14/04/2010. Approved on 03.02.2011

3. Proposal

Full planning permission is sought for the installation of outdoor gym and playground equipment on existing communal playing fields and public open space.

The proposal specifically includes the following to the front of the property (communal green):

- o 10 x fitness stations
- o 2 x table tennis tables
- o 1 x swing frame with 2no. Rinds flat seats
- o 1 x swing frame with 2no. Kiddy cradle seats
- o 2 x picnic tables
- o 1 x Active play and balance trail

The proposal specifically includes the following to the rear of the property surrounding the existing 5-A-Side grass pitches:

- o 10 x fitness stations
- o 2 x table tennis tables

4. Public Consultation

Consultation letters were sent to 405 neighbouring properties. 21 responses has been received, comprising 12 letters of objection and 8 letters of support.

The objections received can be summarised as follows:

- o Poor visual amenity/over bearing appearance;
- o Hours of use;
- o Noise disturbance;
- o Increased anti-social activity/loitering;
- o Impact on parking and traffic;
- o Security/safety;
- o Up keep/maintenance;
- o Drainage;
- o Inappropriate use for this area; and
- o Nearby facilities of a similar kind exist in the area.

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

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 2015

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.

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5, CS07.
- Relevant Development Management Policies: DM01, DM02, DM03, DM17.

The Council's approach to development as set out in Policy DM01 is to minimise the impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 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.

Supplementary Planning Documents

Sustainable Design and Construction SPD (adopted April 2013)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether harm would be caused to the character and appearance of the host property, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.
- Whether the proposed would result in an increase in anti-social behaviour and crime

5.3 Assessment of proposals

Whether harm would be caused to the character and appearance of the host property, the street scene and the wider locality

The proposals would comply with the aforementioned policies and would have an acceptable impact on the character and appearance of the streetscene, site property, general locality and the residential amenity of neighbouring occupiers.

The proposed gym and play equipment would be fixed to the ground of the open space to enable visitors of the open space to make use of, being both patients of the hospital and the general public. This is considered acceptable with no adverse impact on the neighbouring residents or the wider locality.

The proposed gym and playground equipment is considered to be discreet in its design, with low level fitness equipment located at intervals surrounding the front communal green and the rear sporting pitches (specifically the 5-A-Side pitches) and low level timber play equipment is to be located close to the front entrance to the Hospital so to be further away from any surrounding sensitive uses. There is no objection to the provision of the proposed fitness and play equipment in this location, although visible from the front of the property, due to the lightweight construction it is not considered to give rise to any loss of visible amenity to both neighbouring properties and the host property.

Given the site is occupied by a hospital, communal sporting pitches and public open space, it is considered that the proposed play and gym equipment would be in keeping with the host property and would not harm the character and appearance of the general locality.

Whether harm would be caused to the living conditions of neighbouring residents

The application follows previous approvals for the redevelopment of the hospital, additional communal sporting pitches and public open space themselves.

Objections have been received to the current application on the grounds that the proposed play equipment will concentrate children and associated noise in the areas on the edge of the site closest to residential properties. As a response to this, amended plans were submitted by the applicant, relocating the play equipment to the opposite side of the communal green closest to the front entrance to the hospital and furthest away from noise sensitive residential uses. This is considered acceptable to mitigate noise impact from proposed play equipment to nearby residential uses.

It is also noted that an objection has been received regarding the location of the table tennis tables remaining close to the rear boundary of residential properties. It is considered that noise levels are likely to be difficult to quantify in a technical noise report due to the difficulties in doing a report on this kind of development. It is considered that predicting noise from people using this type of equipment is not likely to give a robust or reliable result. However, when taking into consideration the number of tables proposed; the relocation of the play equipment and the considerable distance of the table tennis tables from the closest dwelling (Approx.37m) any potential additional noise impact on surrounding residential properties is not considered to be substantial enough to warrant refusal of this application.

In addition, as there is no lighting proposed as part of this application, it is conceded that the additional facilities will only be used within the hours of daylight therefore providing a natural time limit on the use of the additional facilities. It should also be noted that condition 29 of decision notice F/03573/09 restricts external lighting, flood lighting or other means of external illumination affixed to the hospital building or erected within the site without prior written consent of the local planning authority. A similar condition has been

recommended for this application in order to mitigate impact on the amenity of surrounding residential properties.

It is considered that whilst the proposals may result in some additional noise and disturbance, given the scale and location of the equipment it is considered the proposal would not be substantially harmful to the amenity of nearby residents to warrant refusal of this application. Furthermore this must be considered against the benefits the provision of play and gym equipment would provide to patients of the Finchley Memorial Hospital and the surrounding local community.

Whether the proposed would result in an increase in anti-social behaviour and crime

Policy DM01 (d) states, development proposal should create safe and secure environments and reduce opportunities for crime and minimise fear of crime.

It has been noted that a number of objections have been received of which mention the proposed development will increase crime & anti-social behaviour in the park and surrounding areas. In light of these comments the case officer sought formal comment from the Metropolitan Police (design our crime officer). Upon reviewed of the crime statistics available for this area, the design out crime officer did not found any evidence that the introduction of these facilities to the park area would have any negative impact on crime and anti-social behaviour.

It has been noted by the design out crime officer that there will not be any provision of additional lighting for the equipment. The officer has stated that this may deter people from using the facilities and the park area in the hours of darkness, which may not be a negative, as some of the local residents' concerns are that this area will see an increase in use during these times. The design out crime officer further states the location of the equipment and facilities seems sensible and as the park is public space would not recommend any further fencing or boundary treatments to be required as the equipment and facilities proposed appear to be of such a design to be resilient to vandalism and damage.

Having the child play area and 'adult' gym equipment within eye line also benefits each other as legitimate users of either facility will deter those who may wish to abuse the equipment/area.

From the perspective of crime and anti-social behaviour, the design out crime officer has raised no objection to this proposal and have no recommendations as to improving the proposal with regards to crime prevention.

It is therefore considered that the proposed development would not give rise to un-social behaviours both on site and throughout the surrounding area. It is further considered that this facility will aid in the provision of passive surveillance of the application site and the surrounding area and will encourage the use of a currently underused area.

5.4 Response to Public Consultation

The objections raised are noted, concerns regarding poor visual appearance and increases anti-social behaviour have been assessed above, it is considered that the proposal would have an acceptable impact on the character and appearance of the street

scene, site property, general locality and the residential amenity of neighbouring occupiers.

There will be no formal restriction on the hours of operation however, when taking into consideration the siting and proximity to residential uses, intended use and the non-illumination of the facilities it is considered that the proposal would not cause an unacceptable noise disturbance to surrounding residential properties.

The car parking area located towards the front of the property provides approximately 216 car parking spaces, 17 of which will be for disabled users. In addition there is space for 4 motorbikes, three ambulance bays and cycle parking for 81 bicycles. It is anticipated that majority of the users of the proposed facilities will be local residents or patients of the hospital and are therefore anticipated to walk to the site. It is therefore considered that the existing provision of onsite car parking and surrounding on street car parking is sufficient to accommodate users whom intent to drive to the site.

The application site is not located within a flood zone. However, in accordance with decision notice F/03573/09 the development is expected to be carried out in accordance with the approved Flood Risk Assessment (FRA) ref: C8920, November and mitigation measures detailed within the FRA. The proposed will be expected to be carried out in accordance with this FRA, this will be secured by condition.

The intended users of the proposed equipment are the patients of the hospital and the surrounding public. It is noted that there are similar facilities available at Victoria Park. It is also noted that the facilities provided at Victoria Park are very popular and in some cases users find it difficult to access the facilities due to their popularity. As this is the case it is considered appropriate to provide additional facilities for the use of the general Barnet community to promote health and wellbeing within the community. This is also considered to be an appropriate location for such facilities due to the provision of recently approved sporting pitches also on site (F/03573/09).

In accordance to the decision notice F/03573/09 condition 35 relates to the submission and approval of a management and maintenance scheme for a period of 25 years to include the measures to ensure the replacement of all artificial surface/s and multi-use games areas within the next 10 years and management responsibility, a maintenance schedule and mechanism for review. An updated management and maintenance scheme will be secured by condition to include the facilities as proposed as part of this application.

6. Equality and Diversity Issues

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

7. Conclusion

The proposal is considered to accord with the requirements of the Development Plan and is therefore recommended for approval.



© Crown Copyright. All rights reserved. Licence No. 100017674, 2015