

LOCATION: East Finchley Library, 226 High Road, London, N2 9BB

REFERENCE: 16/7700/FUL and Received: 05.12.2016
16/7701/LBC

WARD: East Finchley Accepted: 05.12.2016
Expiry: 30.01.2017

APPLICANT: London Borough of Barnet Council

PROPOSAL: Subdivision and part change of use of library (Use Class D1) to provide 193 sqm of self-contained office floorspace (Use Class B1) along with associated minor alterations to the external facade of the existing building

APPLICATION SUMMARY

The application relates to a part change of use of existing library floorspace (Town and Country Planning (Use Classes) Order, 1987: Class D1 to provide 193sqm of self-contained office floorspace (Town and Country Planning (Use Classes) Order, 1987: Class B1) with a library retained in the remaining floorspace.

The development is part of a wider programme of works relating to the London Borough of Barnet's libraries and it is intended that the change of use to provide B1 floorspace would generate income that would allow the library to continue operating. Therefore, whilst there would be a net reduction in community floorspace – the application would actually enable the retention of the community facility and as such it is considered that the part change of use is acceptable in principle.

The development involves very minor external alterations which would not have a significant impact on the character of the building and are considered acceptable.

The development would also be acceptable in transport terms as the part change of use would result in a reduced trip generation and would not require the provision of any additional car or cycle parking.

The application is accompanied by an application for Listed Building Consent for the internal works necessary to facilitate the development. The listed building application and the heritage impacts of the proposed development are set out within this report.

RECOMMENDATION (1):

APPROVE planning application ref: 16/7700/FUL subject to the following conditions:

- 1) This development must be commenced within three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents unless otherwise agreed in writing by the Local Planning Authority:

- BLI-AR-EF-01 Rev A
- BLI-AR-EF-02 Rev B
- BLI-AR-EF-03 Rev B
- BLI-CAP-XX - GF- L - 089730-005 Rev P1
- CS/089730

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 application as assessed in accordance with policies CS1, CS4, CS5, DM01 and DM02 of the Barnet Local Plan and policy 1.1 of the London Plan.

- 3) Prior to the first occupation of the B1 unit, hereby approved, a Delivery and Servicing Plan (DSP) shall be submitted to and approved by the Local Planning Authority. Deliveries and servicing shall thereafter be carried out solely in accordance with the approved details.

Reason: In the interest of highway safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (September 2012) and Policy DM17 of the Development Management Policies document (September 2012).

- 4) Prior to the first occupation of the development, certification demonstrating compliance with Secured by Design standards (or any superseding accreditation) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of community safety in accordance with London Plan Policy 7.3, London Borough of Barnet's Local Plan Policy CS12 of Core Strategy (September 2012) and Policy DM02 Development Management Policies (September 2012).

- 5) The retained library premises shall be used as a library and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason: To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Part 3 of Schedule 2 of that

Order shall be carried out in relation to the approved B1 unit following commencement of the use.

Reason: To safeguard the amenities of neighbouring occupiers, and the general locality in accordance with policies DM01 of the Development Management Policies DPD (adopted September 2012).

It is recommended that planning permission be granted subject to the conditions and informatives set out in Appendix 2 of this report and any changes to the wording of the conditions considered necessary by the Service Director for Development Management and Building Control.

RECOMMENDATION (2):

APPROVE Listed Building Consent ref: 16/7701/LBC subject to the following conditions:

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans:
 - BLI-AR-EF-01 Rev A
 - BLI-AR-EF-02 Rev B
 - BLI-AR-EF-03 Rev B
 - BLI-CAP-XX - GF- L - 089730-005 Rev P1
 - CS/089730

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) All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural or historic interest of the Listed Building in accordance with Policy DM06 of the Development Management Policies DPD (adopted September 2012) and CS NPPF of the Local Plan Core Strategy (adopted September 2012).

- 3) Notwithstanding the details of the application, hereby approved, further details of the proposed entrance doors at a scale of no less than 1:10 shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on sites. The doors shall thereafter be implemented fully in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the Listed Building in accordance with Policy DM06 of the Development Management Policies DPD (adopted September 2012) and CS NPPF of the Local Plan Core Strategy (adopted September 2012).

It is recommended that Listed Building Consent be granted subject to the conditions and informatives set out in Appendix 3 of this report and any changes to the wording of the conditions considered necessary by the Service Director for Development Management and Building Control.

1.0 MATERIAL CONSIDERATIONS

Introduction

- 1.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that development proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan is The London Plan and the development plan documents in the Barnet Local Plan. These statutory development plans are the main policy basis for the consideration of this planning application.
- 1.2 Barnet's Local Plan is made up of a suite of documents, including the Core Strategy and Development Management Policies development plan documents. The Core Strategy and Development Management Policies documents were both adopted by the Council in September 2012.
- 1.3 A number of other planning documents, including national planning guidance and supplementary planning guidance and documents are also material to the determination of this application.
- 1.4 More detail on the policy framework relevant to the determination of this development and an appraisal of the proposal against the development plan policies of most relevance to the application is set out in subsequent sections of this report dealing with specific policy and topic areas. This is not repeated here.

National Planning Guidance:

- 1.5 National planning policies are set out in the National Planning Policy Framework (NPPF). This 65 page document was published in March 2012 and it replaces 44 documents, including Planning Policy Guidance Notes, Planning Policy Statements and a range of other national planning guidance. The NPPF is a key part of reforms to make the planning system less complex and more accessible. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The document includes a 'presumption in favour of sustainable development'. This is taken to mean approving applications which are considered to accord with the development plan. In March 2014 the National Planning Practice Guidance was published (online) as a web based resource. This

resource provides an additional level of detail and guidance to support the policies set out in the NPPF.

The London Plan

- 1.6 The London Plan (2015) is the development plan in terms of strategic planning policy for the purposes of the Planning and Compulsory Purchase Act (2004). The London Plan policies (arranged by chapter) most relevant to the determination of this application are:

Context and Strategy

- Policy 1.1 (Delivering the Strategic Vision and Objectives for London)

London's Places:

- Policy 2.6 (Outer London: Vision and Strategy)
- Policy 2.7 (Outer London: Economy)
- Policy 2.8 (Outer London: Transport)
- Policy 2.15 (Town Centres)

London's People:

- Policy 3.16 (Protection and Enhancement of Social Infrastructure)

London's Economy:

- Policy 4.1 (Developing London's Economy)
- Policy 4.2 (Offices)
- Policy 4.3 (Mixed Use Development and Offices)

London's Transport

- Policy 6.9 (Cycling)
- Policy 6.10 (Walking)
- Policy 6.13 (Parking)

London's Living Places and Spaces

- Policy 7.2 (Inclusive Environment)
- Policy 7.3 (Designing Out Crime)
- Policy 7.8 (Heritage Assets and Archaeology)

Barnet Local Plan

- 1.7 The development plan documents in the Barnet Local Plan constitute the development plan in terms of local planning policy for the purposes of the Planning and Compulsory Purchase Act (2004). The relevant documents comprise the Core Strategy and Development Management Policies documents, which were both adopted in September 2012. The Local Plan development plan policies of most relevance to the determination of this application are:

Core Strategy (Adopted 2012):

- Policy CS1 (Barnet's Place Shaping Strategy – Protection, enhancement and consolidated growth – The three strands approach)
- Policy CS5 (Protecting and enhancing Barnet's character to create high quality places)
- Policy CS6 Promoting Barnet's Town Centres
- Policy CS10 (Enabling inclusive and integrated community facilities and uses)
- Policy CS11 (Improving health and well-being in Barnet)
- Policy CS12 (Making Barnet a safer place)

Development Management Policies (Adopted 2012):

- Policy DM01 (Protecting Barnet's character and amenity)
- Policy DM02 (Development standards)
- Policy DM03 (Accessibility and inclusive design)
- Policy DM06 (Barnet's Heritage and Conservation)
- Policy DM11 (Development principles for Barnet's town centres)
- Policy DM13 (Community and education uses)
- Policy DM14 (New and existing employment space)
- Policy DM17 (Travel impact and parking standards)

2.0 SITE DESCRIPTION

- 2.1 The application site comprises the existing East Finchley Library building located on the High Road within East Finchley. The library is accommodated within a purpose built, two storey building and is occupied solely as a library (Use Class D1). The building is a Grade II listed building with the listed building description stating the following:

"II Public Library. 1938, with minor later-C20 alterations. Percival T. Harrison, Borough architect and engineer, assisted by C.M. Bond for Borough of Finchley. Red and brown brick in Flemish bond with Portland Stone plinth, parapets and dressings. Hipped sand-faced tile roofs. Wrought iron balconies and steel frame windows by Rowe Bros. Neo-Georgian style 2-storey building with lower range behind. PLAN: Main range to High Road has reading rooms flanking hall that leads to central circular inner hall, off which radiates the quadrant plan lending library with lower staff rooms and offices. EXTERIOR: High Road elevation symmetrical and of 3 windows bays, those to side and first floor are full height with concrete balconies that have scrolled metal balustrades. Windows are small-pane with hoppers and margin lights that have bronze interlinked curved and vertical mullions. Central bay framed in rusticated stone with tall advanced stepped and moulded architrave and recessed wood door with scrolled overlight all under prominent stone arms of the former Borough of Finchley with motto REGNANT QUI SERVIUNT, blending into flat stone frieze with BOROUGH OF BARNET (formerly Finchley) PUBLIC LIBRARY. Stone frieze and parapet continues to sides where LEFT return has full height curved bay with similar balcony to first floor window, and RIGHT has additional bay with window under hipped roof. To rear, curved wall of lending library has horizontal clerestory windows with soldier course lintels. Lower first floor range with similar brick detailing, and chimney. INTERIOR: Many of the original fittings survive, with joinery of Indian Silver Greywood. Stair has elaborately scrolled metal balusters to

match those at balconies, brass handrail and brass finials in a handle shape to the newels. Curved glass and timber screen between inner hall and lending library. Original wood counters and bookshelves, those to lower shelves tilted upwards, in lending and children's rooms. Saucer dome ceiling with 3 circular roof lights in lending library. Lecture Hall on first floor with stage. HISTORY: The Borough of Finchley (later absorbed into Barnet) adopted the Public Libraries Act in May 1930 and this was its third library. SOURCE: Library Association Record January 1939."

2.2 Both pedestrian and vehicular access to the library is gained from the High Road with the building being set back from the High Road. The existing library has 3 car parking spaces to the front of the building consisting of one disabled bay, one staff parking space and one visitor parking space.

2.3 Whilst the building is Grade II listed, the site is not located within a conservation area.

3.0 PROPOSED DEVELOPMENT

3.1 Permission is sought for the subdivision and part change of use of an existing library (Use Class D1) to provide 193sqm of office floorspace (Use Class B1).

3.2 As an existing library, the whole of the building is currently in D1 use, with a total floorspace of 611 square metres. The proposals seek to reconfigure the existing layout; changing the use of 193sqm of existing Library space from D1 to B1 self contained office space. The development would result in the following floorspaces:

- Library floorspace (Use Class D1) – 418 square metres
- Office floorspace (Use Class B1) – 193 square metres

Self Service Opening

3.4 As part of the proposed development, it is proposed that the operation of the library would be open outside of normal staffed hours through a new Self-service Opening (S-sO) system. During staffed hours, the library would operate as normal with open access to the library through the pedestrian entrance as is currently the case. Outside of these staffed hours, access to the library would be controlled and would be limited to LBB Library members.

3.5 Outside of the staffed hours, access would be provided through secured doors at the entrance/threshold of the library building. To enter the building, library members would use an electronic card that has been issued by the Library Service. The card would be presented to an access control pad and a 4 digit security pin is entered which would validate the library member to enter the building.

3.6 It is proposed that the opening hours of the library would be as follows:

Day	Current Opening Hours	Proposed Staffed Hours	Self Service Hours
Monday	9.30am-5pm	9am-12.30pm	7am-9am and 12.30pm-10pm
Tuesday	Closed	Closed	7am-9am and 12.30pm-10pm
Wednesday	9.30am-8pm	2pm-8pm	7am-10pm
Thursday	9.30am-5pm	2pm-5pm	7am-2pm and 5pm-10pm
Friday	10am-5pm	Closed	7am-10pm
Saturday	9.30am-5pm	9am-12.30pm	7am-9am and 12.30pm-5pm
Sunday	Closed	Closed	Closed

Internal Works to Listed Building

3.7 In order to facilitate the part change of use of the library, various internal works are proposed, all of which are subject to assessment under listed building application 16/7701/LBC submitted along with the planning application.

3.8 The internal works would include the following works:

- A new, glazed aluminium public entrance door at the front of the building linked to the access control system to enable the public to access the library outside of normal opening hours.
- A platform lift in the room to the left of the entrance hall and will provide access to the former lecture hall on the first floor.
- At the top of the main staircase a glazed screen will be installed at first floor landing level to ensure that the lettable space is not publically accessible.
- At the rear of the former lecture hall on the first floor a w.c and store room would be installed.
- Some existing internal door openings would be widened to ensure they are compliant with Part M of the Building Regulations.
- A ramp is proposed to the rear of the building to ensure wheelchairs users can safely exit the building in case of emergency, together with external wall mounted lighting along the escape route.
- A mechanical extract roof vent tile would be installed
- New cast iron soil vent pipes would be installed

4.0 RELEVANT PLANNING HISTORY

4.1 There is no relevant planning history relating to the application site.

5.0 CONSULTATIONS

5.1 As consultation exercise 58 letters were sent to neighbouring occupiers in November 2016. The application was also publicised via a site notice and a press notice. The consultation process carried out for this application is considered to have been appropriate for a development of this nature.

5.2 As a result of the consultation 4 objections were received which are summarised below.

Objection	Officer Response
The net loss of community floorspace would be detrimental to the needs of the community and would be contrary to London Plan and Barnet policies.	The proposed change of use would allow the library to stay open and to protect its educational use by the community. Whilst accommodated within a smaller unit, the community function itself would be retained allowing continued use for the purposes set out in this objection. The loss of the community floorspace is discussed fully within Section 6.1-6.8 of this report which sets out the policy context and assesses the compliance of the scheme against these policies.

5.3 Consultations were also undertaken with internal and external consultees, the responses received are set out below:

LBB Transport and Highways – There is adequate parking provision on site to accommodate any additional parking requirement resulting from the proposed office use

LBB Environmental Health – No objection subject to noise limiting condition if any new plant machinery proposed

Metropolitan Police (Crime Prevention Officer) – The co-habitation of the office and library should be carefully considered. Access control to both units should accord with SBD standards. Various other measures should be incorporated to minimise risk to community safety and to minimise the likelihood of anti-social behaviour

LBB Conservation and Design – No objection to application subject to conditions

5.4 It should be noted that the application was called into planning committee by Councillor Mitra.

Listed Building Application

5.5 The listed building comprises works to the Council's own building and as such it was considered prudent to consult Historic England. Planning procedure dictates that if any

objection is received from Historic England then the application is referable to the National Planning Casework Unit for a final decision. To this end, a consultation letter was sent to Historic England who advised that they had no comments to make on the application. In the absence of an objection from Historic England, the application can be determined at a local level.

6.0 PLANNING CONSIDERATIONS

Principle of Development

Loss of Community Floorspace

- 6.1 The existing building which is a purpose built library, is currently occupied solely as a library and enjoys a D1 use class. The application seeks to subdivide the existing facility to provide 193 square metres of self-contained office floorspace (Use Class B1) alongside the retention of a 418 square metre library. Overall, the development would result in the loss of 193 square metres of community floorspace and it is therefore necessary to assess the acceptability of this reduction in the context of the London Plan and Barnet Policies.
- 6.2 Policy 3.16 of the London Plan supports the provision and enhancement of social infrastructure to meet the needs of London's growing and diverse population. The policy states that development proposals which provide high quality social infrastructure will be supported and that proposals which would result in the loss of social infrastructure in areas of defined need for that type of social infrastructure without realistic proposals for re-provision should be resisted. Paragraph 3.87A of the supporting text goes on to state that loss of social infrastructure in areas of defined need may be acceptable if it can be demonstrated that the disposal of assets is part of an agreed programme of social infrastructure re-provision (in health and community safety, for example) to ensure continued delivery of social infrastructure and related services
- 6.3 Policy CS10 of the Barnet Core Strategy states that the Council will work to ensure that community facilities including libraries are provided for Barnet's communities. The Council will support the enhancement and inclusive design of community facilities, ensuring their efficient use, and the provision of multi-purpose community hubs that can provide a range of services to the community at a single accessible location.
- 6.4 Policy DM13 of the Barnet Development Management Policies document states that the loss of a community or education use will only be acceptable in exceptional circumstances where
- i) New community or education use of at least equivalent quality or quantity are provided on the site or at a suitable alternative locations; or
 - ii) There is no demand for continued community or education use, and that the site has been marketed effectively for such use.

- 6.5 Having regard to the policy context set out above, it is clear that both London and Barnet policies seek to protect community facilities. It is important to recognise however that the development as proposed would not result in the complete loss of the community facility which would be retained, albeit within a reduced space. Whilst the physical floorspace of the library would be reduced, a more efficient layout would enable the retained library to offer the same level of service as currently offered.
- 6.6 The applicant has outlined that the Borough's library service is under severe financial pressure and the application seeks to avoid closures of libraries by allowing some of the floorspace within the libraries to change to a B1 use which would allow it to let the Floorspace and to generate an income. The income generated from the letting of the B1 floorspace would thus allow the library to continue to operate.
- 6.7 As set out in supporting text of London Plan Policy 3.16, loss of social infrastructure may be acceptable if it can be demonstrated that such disposal ensure continued delivery of social infrastructure and related services. It has been outlined by the applicant that without the income generated from the B1 floorspace, the future viability and financial sustainability of the library would be doubtful and closure of the library would be likely.
- 6.8 A balanced judgement therefore has to be made and in this regard officers consider that the partial change of use of the library floorspace is acceptable given that it would enable the library to continue to operate and prevent closure. Given that the development would not involve the loss of the community use and would actually enable the continued use of the library for its intended use, it is considered that there is no conflict with London Plan or Barnet policies.

Provision of Office Floorspace

- 6.9 Policy CS6 of the Barnet Core Strategy states that the council will ensure the efficient use of land and buildings in town centres, encouraging a mix of compatible uses including retail, workspace, leisure and residential. Policy CS8 states that in order to support small to medium sized enterprises, new employment provision should include a range of units' sizes and types, including flexible and affordable workspaces.
- 6.10 Policy DM11 of the Barnet Development Management Policies document states that the council will expect a suitable mix of appropriate uses as part of development within town centres. It also states that appropriate mixed use redevelopment will be expected to provide re-provision of employment use, residential and community use.
- 6.11 The co-location of the office with the retained library would provide a mixed use development making effective use of land resources, in line with the NPPF which seeks to encourage the shared use of existing community facilities with commercial organisations. The provision of the office floorspace in this location is considered to be entirely accordant with policy.

Employment

- 6.12 Whilst the library is protected as a community facility under policies CS10 and DM13 however for the purpose of planning assessment, it is not classified as an employment use. There is therefore no scope to resist the application on the basis of any loss of employment which may arise from the proposed development.
- 6.13 Notwithstanding the absence of a policy requirement for assessment, the office floorspace being provided would equate to 193 square metres which could support between 14 and 19 full time employees according to HCA employment density figures. It is evident therefore that the development could result in a potential overall uplift in employment numbers across the site.

Transport and Parking

Car Parking

- 6.14 The existing library has three car parking spaces on site consisting of one disabled bay, one staff parking space and one visitor parking space. In addition there are up to 10 on street parking spaces in close proximity to the application site.
- 6.15 In terms of the existing library, the car parking demand for the site is catered for by the existing car parking provision both on and off street. The development is not envisaged to create any additional car parking demand and therefore no additional car parking is being provided which is considered to be appropriate.
- 6.16 For employment B1 uses, The London Plan states for outer London, 1 car parking space should be provided for every 100 to 600 square metres of gross floorspace. The development proposes to provide 293sqm of B1 office space and thus the range for car parking spaces is between 0 (lower limit) and 1 (upper limit) car parking. Given that the floorspace is at the lower end of the range it is considered appropriate that no additional car parking provision is required.
- 6.17 To this end, the Council's Transport and Highways officers were consulted on the application and were satisfied that the cumulative parking impact of the retained library and the new B1 unit could be accommodated by the existing on street parking spaces.
- 6.18 London Plan policy 6.13 states that disabled parking within workplaces should be provided at a ratio of 1 per disabled employee. The existing car park currently has 1 disabled space to the front of the site which is currently adequate. Nevertheless, the number of disabled car parking spaces should be reviewed once staff and office personnel are known to determine if any additional disabled car parking spaces are required and an informative is added to this end.

Cycle Parking

- 6.19 Table 6.3 of the London Plan sets out that 7 cycle parking spaces should be provided with the development. There are currently 2 cycle parking stands on site providing storage for 4 cycles. Given that there is a shortfall of only 3 spaces, it is considered appropriate by Transport officers that the usage of the cycle spaces are kept under review and additional spaces provided if necessary.

Servicing and Deliveries

- 6.20 The existing library is serviced by deliveries on Mondays, Wednesdays, Thursdays and Fridays with deliveries being undertaken before 2pm. The retained library would continue to be serviced through this arrangement which is considered to be acceptable.
- 6.21 The end user of the proposed B1 unit is not yet known and as such the detailed servicing and delivery requirements are not known at this stage. It is assumed that the unit would utilise similar servicing arrangements however it is considered prudent to attach a condition requiring the submission of a servicing and delivery plan for approval prior to the occupation of the B1 unit.

Crime Prevention / Public Safety

- 6.22 Policy DM02 of the Barnet Development Management Policies document states inter alia that development will be expected to demonstrate compliance with the Secured by Design document.
- 6.23 The Metropolitan Police Designing out Crime officer was consulted on the application and outline some specific areas which would require attention. These issues relate specifically to the co-habitation of the B1 unit and the library and the need to ensure that access between the units which may compromise the safety of either or both of the units. If not managed carefully, there is potential for shared access points to allow tailgating if they are located in close proximity to each other. It was also outlined that it would be essential for the access control fob to be of a high specification which is resistant to copying.
- 6.24 In addition, it was outlined that the lack of meaningful site presence, within the libraries other than CCTV could allow the unintended guest to capitalise on the lack of natural surveillance and facilitate possible criminal activity and anti-social behaviour. Nevertheless, mitigation strategies have been outlined by the Metropolitan Police and it is considered that it is prudent to attach a condition to any planning permission requiring that the scheme adheres to these measures. The condition would require submission certification of SBD accreditation prior to occupation.

7.0 IMPACT ON HERITAGE ASSET

7.1 The planning application is accompanied by an application for listed building consent for the internal works necessary to facilitate the proposed change of use.

7.2 Paragraph 131 of the NPPF states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness.

7.3 Policy CS5 of the Barnet Core Strategy states proposals within or affecting the setting of heritage assets should provide a site assessment which demonstrates how the proposal will respect and enhance the asset.

7.4 The following works are proposed internally:

- A new, glazed aluminium public entrance door at the front of the building linked to the access control system to enable the public to access the library outside of normal opening hours.
- A platform lift in the room to the left of the entrance hall and will provide access to the former lecture hall on the first floor.
- At the top of the main staircase a glazed screen will be installed at first floor landing level to ensure that the lettable space is not publically accessible.
- At the rear of the former lecture hall on the first floor a w.c and store room would be installed.
- Some existing internal door openings would be widened to ensure they are compliant with Part M of the Building Regulations.
- A ramp is proposed to the rear of the building to ensure wheelchairs users can safely exit the building in case of emergency, together with external wall mounted lighting along the escape route.
- A mechanical extract roof vent tile would be installed
- New cast iron soil vent pipes would be installed

7.5 The works outlined above have been the subject of discussion with the Council's Conservation and Design officers who are of the view that all of the works would preserve the special interest of the heritage asset. The historic value and intrinsic character of the Grade II listed building would not be harmed and as such the application is in accordance with Policy CS5 of the Core Strategy.

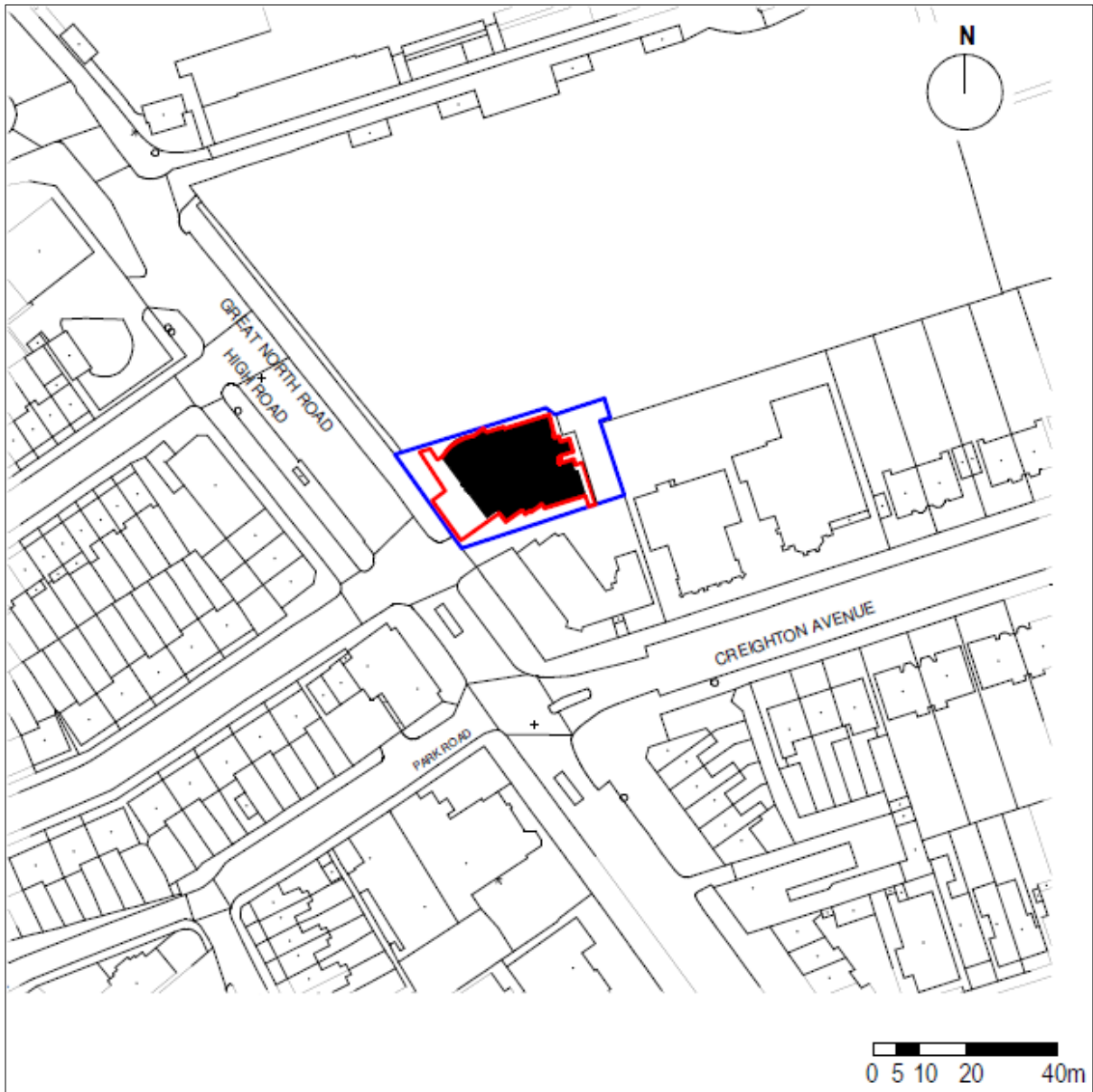
8.0 CONCLUSION

8.1 In conclusion officers consider that, on balance, the reduction of the community floorspace is acceptable given that it would enable the library to continue to operate. Whilst operating

in a unit with a reduced floorspace, a more efficient layout would ensure that the library would be able to offer the same level of the service. The provision of the self-contained office and the resultant income generated would secure the long term future of the community facility and as such officers consider that the development would bring benefit to the community.

- 8.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Council to determine any application in accordance with the statutory development plan unless material considerations indicate otherwise. All relevant policies contained within the development plan, as well as other relevant guidance and material considerations, have been carefully considered and taken into account by the Local Planning Authority. It is concluded that the proposed development generally and taken overall accords with the relevant development plan policies. It is therefore considered that there are material planning considerations which justify the grant of planning permission. Accordingly, **APPROVAL** is recommended subject to conditions as set out in Appendix 2 of this report.

APPENDIX 1: Site Location Plan



APPENDIX 2 - 16/7685/FUL

Conditions

- 1) This development must be commenced within three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents unless otherwise agreed in writing by the Local Planning Authority:

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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 application as assessed in accordance with policies CS1, CS4, CS5, DM01 and DM02 of the Barnet Local Plan and policy 1.1 of the London Plan.

- 3) Prior to the first occupation of the B1 unit, hereby approved, a Delivery and Servicing Plan (DSP) shall be submitted to and approved by the Local Planning Authority. Deliveries and servicing shall thereafter be carried out solely in accordance with the approved details.

Reason: In the interest of highway safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (September 2012) and Policy DM17 of the Development Management Policies document (September 2012).

- 4) Prior to the first occupation of the development, certification demonstrating compliance with Secured by Design standards (or any superseding accreditation) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of community safety in accordance with London Plan Policy 7.3, London Borough of Barnet's Local Plan Policy CS12 of Core Strategy (September 2012) and Policy DM02 Development Management Policies (September 2012).

- 5) The retained library premises shall be used as a library and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason: To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Part 3 of Schedule 2 of that Order shall be carried out in relation to the approved B1 unit following commencement of the use.

Reason: To safeguard the amenities of neighbouring occupiers, and the general locality in accordance with policies DM01 of the Development Management Policies DPD (adopted September 2012).

Informatives

- 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 and the Applicant engaged with this prior to the submissions of this application. 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.
- 2) With regards to Condition 4, the applicant is advised of the following:
- i) Access control system must be via an encrypted fob resistant to being copied easily.
 - ii) Recommended use of LPS 1175 SR2 rated doors for all communal entrance.
 - iii) Were possible to design out double-leaf communal doors, as singles doors (ensure DDA compliant) are more robust and preferable.
 - iv) Approved SBD post boxes to be located within the secure communal lobby areas.
 - v) All internal doors that are to be locked while open to the public should be constructed to a minimum of PAS 24 standard.
 - vi) Utility meters, smart meters are preferred and meters are to be located as close to the communal entrance door as possible i.e. avoid locating meters that require reading by persons within individual rentable units.
 - vii) All locations that utilise CCTV must display suitable information commissioner standards signage. (Data protection act).
 - viii) All IT equipment that is designated for public use should be contained within bespoke furniture constructed to protect it from criminal damage and theft.

In discharging condition 4, the applicant is advised to liaise with Pc Karl Turton (Designing out Crime Officer – Metropolitan Police Service) - tel: 020 8733 3703 email: karl.turton@met.pnn.police.uk

- 3) The applicant is advised that planning permission would be required for the installation of any additional plant machinery required for the new commercial unit.

APPENDIX 3 - 16/7686/LBC

Conditions:

- 1) The development hereby permitted shall be carried out in accordance with the following approved plans:
 - BLI-AR-EF-01 Rev A
 - BLI-AR-EF-02 Rev B
 - BLI-AR-EF-03 Rev B
 - BLI-CAP-XX - GF- L - 089730-005 Rev P1
 - CS/089730

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) All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural or historic interest of the Listed Building in accordance with Policy DM06 of the Development Management Policies DPD (adopted September 2012) and CS NPPF of the Local Plan Core Strategy (adopted September 2012).

- 3) Notwithstanding the details of the application, hereby approved, further details of the proposed entrance doors at a scale of no less than 1:10 shall be submitted to and approved in writing by the Local Planning Authority prior to any works commencing on sites. The doors shall thereafter be implemented fully in accordance with the approved details.

Reason: In order to safeguard the special architectural or historic interest of the Listed Building in accordance with Policy DM06 of the Development Management Policies DPD (adopted September 2012) and CS NPPF of the Local Plan Core Strategy (adopted September 2012).

Informatives

- 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 and the Applicant engaged with this prior to the submissions of this application. 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.