

Location **Sir Thomas Lipton Memorial Hospital Osidge 151 Chase Side Southgate N14 5HE**

Reference: **16/7102/LBC** Received: 8th November 2016
Accepted: 16th November 2016

Ward: Brunswick Park Expiry 11th January 2017

Applicant: Mr Andrew Gillick

Proposal: Demolition of 3 no. existing buildings and conversion of Osidge House to Class C3 residential use providing 16 no. self-contained flats. Erection of 3-storey apartment building to provide 8 no. self-contained flats. Erection of 3 no. 3-storey townhouses and 3 no. 2-storey mews houses. Provision of private and communal amenity space, refuse and cycle storage, off-street parking and associated hard and soft landscaping.

Recommendation: Approve subject to conditions

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

001, 102 rev. B, 103 rev. B, 104 rev. B, 105 rev. B, 106 rev. B, 107 rev. A, 108, 109, 110 rev. A, 111 rev. A, 122, 123, 141, 142, 200, 201, 203, 204 rev. A, 500, 501, 600, 610 rev. B, 611 rev. A, 612 rev. A, 613 rev. A, 614, 615, 616, 617 and Door, Window and Fireplace Schedule Rev. C.

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 work must be begun not later than three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 3 a) No development including any demolition works shall take place until details of the materials to be used for all internal and external works, including detailed drawings of windows and doors at 1:10 scale, and details of hard surfaced areas adjacent to the building have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the materials as approved under this condition.

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).

- 4 Prior to the commencement of the development, a Method Statement shall be submitted to and approved by the Local Planning Authority to demonstrate how the retained elements of interest (as identified in the gazetteer and shown on the approved plans) are to be protected against accidental damage during the building work and no such elements may be disturbed or removed temporarily or permanently except as indicated on the approved drawings or with the prior approval of the LPA. (Such elements include timber panelling, plasterwork, fireplaces and staircases, decorative ceilings and cornices, cupboards, architraves, skirtings, dado's , picture rails, doors, decorative tiling to first floor bathroom, flagstone floors).

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).

- 5 Sample panels of all new facing brickwork showing the proposed brick types, colour, texture, face bond and pointing shall be provided on site and the specification approved in writing by the local planning authority prior to the commencement of works on the site. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed and has been approved.

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).

- 6 Details of the following proposed features should be provided prior to the relevant works commencing:
Windows, rooflights, doors (internal and external), staircases, timber panelling, interior lighting, flooring, rainwater goods, ventilation and extract/intake terminals, signage and lighting.

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).

- 7
 - a) All new joinery shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.
 - b) Details of the methods of providing sound insulation and fire protection between adjoining residential units, involving floors and doorways.

c) No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

d) No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved

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).

- 8 No demolition for the structure on the site of the ice house shall proceed until a scheme identifying any historic material and its preservation has been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to safeguard the special architectural or historic interest of this part of the site, 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).

- 9 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).

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 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.

Officer's Assessment

1. Site Description

This application relates to the Grade II listed building 'Osidge' - the former Sir Thomas Lipton Memorial Hospital - and impacts of redevelopment within its curtilage, which is the subject of the accompanying full planning application ref. 16/7102/LBC. This report largely repeats relevant parts of the report for that application.

The listed building is set, along with two non-listed residential buildings, within a woodland garden site that is approximately 2 ha in area. Most of the approximately 250 trees within the site are protected. The other residential buildings are known as The Bungalow and Shamrock House. The main access site is from Chase Side via wrought iron gates between brick pillars, and there is a secondary access from Oakdale. Apart from these road frontages, the site boundaries are formed by residential properties on Chase Side, to the north-east, Osidge Lane (north-west), and Manor Drive (south-west).

The original parts of 'Osidge' consist of the central three storey element of the house, and were constructed around 1800. To either side of this are two storey wings that date from Victorian times. The whole building is of historic interest, with the older elements being of greater significance

The property is of historic interest as the former home of Sir Thomas Lipton, who bequeathed it for the purposes of establishing a nurses' hostel. The grounds while still spacious are understood to have been considerably larger originally, having been subdivided down to provide funding at various times for the hospital.

The Bungalow is on the site of former stables that are likely to have been built in association with the original dwelling, and was converted into a small dwelling in the 1930s. Much of the internal work dates from this time. An older brick garden wall links The Bungalow with 'Osidge', and along with similar brick walls along the boundary adjacent to the site entrance, will be retained in any redevelopment for their historic interest.

Shamrock House was built as accommodation for nurses during the 1960s. It is a typical of any two-storey terraces of houses of the era, and is not considered to be of any historic interest.

There is also a fourth building on the site, albeit non-habitable. This is known as the Ice House, and is a utilitarian structure thought to be of twentieth century origin, which replaces an older structure in the same location.

2. Site History

Reference: N00637Z/07/TRE_B

Decision: Exempt

Decision Date: 19 April 2007

Description: 3 x Oak - Remove Deadwood Only. T29, T24 and T27 of Tree Preservation Order

Reference: N00637AB/08

Decision: Approved subject to conditions
Decision Date: 14 May 2008
Description: Rebuild steps leading to rear garden. Retention of alterations to door to flat at first floor rear. (LISTED BUILDING CONSENT)

Reference: B/01032/09
Decision: Approved subject to conditions
Decision Date: 11 June 2009
Description: Repairs to external cracks on side elevation.

Reference: 16/2650/ESR
Decision: Environmental Statement not Required
Decision Date: 7 June 2016
Description: Environmental Impact Assessment - Screening Opinion

Reference: 16/4514/FUL
Decision: Withdrawn
Decision Date: 15 November 2016
Description: Demolition of 3 no existing buildings and conversion of Osidge House to C3 class residential use providing 13 no. self-contained flats. Erection of 3 storey apartment building with basement level to provide 19 no self-contained flats and basement parking. Erection of 4 no. two storey Townhouses and 7 no. three storey townhouses. Provision of private and communal amenity space, refuse and cycle storage, off-street parking and associated hard and soft landscaping

Reference: 16/7101/FUL
Decision: Pending Consideration
Decision Date: No Decision Made.
Description: Demolition of 3 no. existing buildings and conversion of Osidge House to Class C3 residential use providing 16 no. self-contained flats. Erection of 3-storey apartment building to provide 8 no. self-contained flats. Erection of 3 no. 3-storey townhouses and 3 no. 2-storey mews houses. Provision of private and communal amenity space, refuse and cycle storage, off-street parking and associated hard and soft landscaping.

3. Proposal

The application seeks permission to remodel the listed building to provide 16 flats (11 no. one-bedroom and 5 no. two-bedroom), to demolish The Bungalow and Shamrock House and replace them with residential buildings which are referred to in this report as Building 2 and Building 3, and to build an additional terrace of three houses (Building 4 in this report) to be located towards the western side of the property and to the south of the existing Shamrock House and the proposed Building 4.

Also within the curtilage of the listed building, Building 2 would replace The Bungalow, Building 3 would replace Shamrock House, and Building 4 will be a new building towards the western part of the site, to the south of Building 3. Car parking and a communal refuse

and recycling would be provided for Buildings 3 and 4 towards the northern boundary of the site, with car parking in covered car ports. Other carparking to serve Buildings 1 and 2, would be located to the north and west of these buildings and between them.

A number of issues raised during the course of assessing the application have been addressed in amended drawings. These include mainly internal changes to the listed "Osidge" and mainly external changes for Buildings 3 and 4.

The accommodation proposed within 'Osidge' (Building 1) is as follows:

Basement / "lower ground" level: 3 no. 1-bedroom and 2 no. 2-bedroom (including one flat that is essentially a duplex in that it has a ground floor living room in addition to the main accommodation which is at basement level).

Ground floor: 2 no. 1-bedroom and 2 no. 2-bedroom (plus the living room for the duplex apartment referred to above).

First floor: 4 no. 1-bedroom and 1 no. 2-bedroom.

Second floor: 1 no. 1-bedroom and 1 no. 2-bedroom.

The full schedule of accommodation for Buildings 2, 3 and 4 is set out in the accompanying report for planning application reference 16/7101/FUL.

4. Public Consultation

Consultation letters were sent to 3 neighbouring properties.

site notice was posted on 24/11/2016

The application was also advertised in the Barnet Times published on 24/11/2016

No responses have been received.

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework

Section 12 of the NPPF sets out detailed advice on conservation of the historic environment.

The Mayor's London Plan 2016

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 for the next 20 to 25 years. It forms part of the development plan for Greater London and is recognised in the NPPF as such. Policies 7.8 and 7.9 provide for protection of heritage assets and their sensitive development.

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
- Relevant Development Management Policies: DM01, DM06.

Policy DM06 seeks to protect all heritage assets in line with their significance. Development proposals involving listed buildings must preserve or enhance the historic and architectural interest of the building(s).

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 listed building and its surroundings, and
- whether the additional buildings proposed would provide an appropriate setting for the listed building.

5.3 Assessment of proposals

Character and appearance of the site, including the listed building and its setting

The key existing building at the site is the Grade 2 'Osidge', as described above. The proposal would ensure the retention of this building and the preservation of its key features. External interventions would be minimal and in keeping with the historic interest and character of the building.

Proposed internal alterations have been subject to detailed consideration by the Council's Principal Conservation Officer, who has requested a number of changes and clarifications through successive iterations of the scheme. Internal material to be removed would be largely limited to modern walls, doors, fittings and the like which are of no historic interest. Where more historic doors openings are not required in the amended internal layouts, these are in some cases retained *in situ* as non-opening features, and in some cases reused at appropriate locations within the building. All historic windows will be retained. In some cases, new windows will be inserted in rear elevations to new light wells at basement level; and an existing low external wall will be lowered along this elevation to provide improved light and views to two of the rear-facing basement apartments. The intended enlargement of two light-wells on the front elevation of the building, as originally proposed in the application, has been deleted from the proposal.

A historic wall that links 'Osidge' to the Bungalow will be retained, and part of this will form a rear garden wall at the rear of one of the new three terrace houses forming within the proposed Building 2. Two gates will be opened in this wall, which is subjected to further details to be discharged by a condition, is considered to be an acceptable intervention. Other boundary walls and gates will be retained.

Whether the additional buildings proposed would provide an appropriate setting for the listed building

The proposal would require the demolition of The Bungalow and Shamrock House and construction of three new buildings accommodating town houses. The twentieth century structure on the site of the former ice house is also intended for demolition.

The Bungalow is of minor interest in that it appears to incorporate some material from the original stables that formerly occupied this part of the site. However the existing building on the site dates largely from the 1930s, and there is no objection to its loss. The key historic feature of its immediate surroundings are an old garden wall that partially links the building with 'Osidge'. This extends across the rear of the site of one of the three houses within Building 2. The garden wall will be retained in its entirety apart from two openings at one end which would allow views from the house across the site.

Building 2 itself would be a two-storied terrace in Georgian style. With a separation from 'Osidge' of just 17m it would form part of this listed building's immediate setting, making matters of scale and design of particular importance. Building 1 would be subservient in scale and its design is sympathetic to the listed building, and there are therefore no objections to this part of the proposal in terms of its design.

The existing Shamrock House dates from the 1960s, and is not considered to have any design merit or significant historic significance. It is 50m distant from 'Osidge' and well screened from it by protected trees which would be retained as part of the proposals. As with The Bungalow, there is no objection to the demolition of Shamrock House.

The replacement Building 3 in this part of the site is of similar length to Shamrock House, and its front elevation would be located in a similar position to that of the existing building. It would however be considerably deeper, and being three-stories in height would be relatively bulky as compared to Shamrock House. However, the set-back of the mansard roof from the front (northern) building line would be sufficient to ensure that the impression of bulk as viewed from the north (properties in Chase Side) would not be significantly greater than currently exists in this part of the site. In views from the west (properties in Osidge Lane) the additional bulk would be more apparent. However, with the mansard roof also set in from this side of the building, and an overall high quality design for this building, it is considered that this part of the development would not result in any detrimental impacts on the quality of the area. The design is also considered to be complimentary to the listed building. Overall, there is no objection to this building on grounds of design and character.

Building 4 would be in a similar classical style to that of Building 3, although smaller overall. The aspect of this building would result in the rear of the townhouses facing properties at Osidge Lane. The proposal would result in a new building in an area which is currently undeveloped. However, its setting would be amongst the established tree cover at the property, and as with the other new buildings its siting has taken into account the need to preserve and retain this setting. As such, the impacts on the character of the site while visual are acceptable in the context of its suburban setting, and no objection is therefore raised in terms of the impacts on the character of the area.

As already noted in this report, additional structures which form part of the proposals are car ports adjacent to the northern boundary of the site and to Building 3, and refuse, recycling and bicycle stores. All of these would be low structures, timber built and in the case of the car ports, would be finished with green roofs. This will make the structures unobtrusive as viewed from the north (properties at Chase Side). Refuse and recycling and bicycle stores are located in unobtrusive locations and are similarly considered to be acceptable.

With regard to the proposed height for Building 2, while this is sited in proximity to the listed building the scale of development on Oakdale is largely suburban, and this is

identified as such in the Council's London Borough of Barnet Characterisation Study document. The building height is not atypical of those at Oakdale. In regard to its setting in the curtilage of the listed building, the Council's Conservation officer has not objected to this element of the proposals or to the scale and design of the other new buildings proposed.

As noted above, it is intended to demolish the twentieth century structure over the former ice house. As with the listed building itself, no demolition will be allowed on this part of the site until details of the treatment of this part of the site have been submitted to and agreed in writing by the Local Planning Authority, in order that any remaining historic structure that is found during the demolitions may be retained and if appropriate displayed in situ.

The overall impacts of the proposal are considered to be sympathetic in design terms to the site and its surroundings, and will provide an appropriate setting for and development within the curtilage of the listed building at the site.

5.4 Responses to Consultation

Historic England were consulted, and have written to say that they have no comments to make on 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

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposals would have an acceptable impact on the historic character and interest of the Grade II listed building, and provide an appropriate setting for it. It is therefore recommended that listed building should be granted.