

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Reason: To enable archaeological investigation of the site in accordance with Policy DM06 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD and Policy 7.8 of the London Plan 2015.

- 4 Prior to the commencement of any works hereby approved, a method statement for the demolition, reinstatement and making good of the historic, listed wall shall be submitted to and approved by the Local Planning Authority.

Reason: To protect the special interest, character appearance and integrity of the listed wall.

- 5 Prior to the commencement of works hereby approved, full and proper survey drawings, including a photographic record shall be undertaken of the sections of historic listed wall proposed for demolition and shall be submitted to the Local Planning Authority for approval and record.

Reason: To protect the special interest, character appearance and integrity of the listed wall.

- 6 Prior to the commencement of any works hereby approved, details of the location, design and measures for the storage of the bricks shall be submitted to and approved in writing by the Local Planning Authority. All bricks, including half batts are to be cleaned, numbered and stored for re-use.

Reason: To protect the special interest, character appearance and integrity of the listed wall.

- 7 The wall shall be rebuilt using the stored bricks. All other bricks needed should be second hand stocks of a similar nature and date, and shall be agreed in advance by the Local Planning Authority.

Reason: To protect the special interest, character appearance and integrity of the listed wall.

- 8 Prior to the rebuilding of the brick walls, a sample panel of the brickwork proposed for the re-built wall, including expansion joint, shall be prepared for assessment and approval by the Local Planning Authority.

Reason: To protect the special interest, character appearance and integrity of the listed wall.

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. 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 The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

Officer's Assessment

1. Site Description

The Sternberg Centre is located on the south west side of East End Road opposite the junction with Manor View. It occupies a site of approximately 3.03 hectares and comprises (amongst other buildings) an 18th Century moated site which is designated as a Scheduled Ancient Monument and a 18th Century three storey Manor House which is designated as a Grade II* Listed Building. The site is surrounded on all four sides by brick walls of varying heights and architectural detailing, including a number of openings to neighbouring gardens.

2. Site History

There is an extensive site history on the site consisting of planning applications, listed building consents, conditions applications and tree works.

Reference: 16/2455/FUL

Address: The Sternberg Centre For Judaism, 80 East End Road, London, N3 2SY

Decision: Pending Consideration

Decision Date: No Decision Made.

Description: Rebuilding of boundary walls. Installation and replacement of existing fences and gates

Reference: 14/07798/S73

Address: The Sternberg Centre For Judaism, 80 East End Road, London, N3 2SY

Decision: Refused

Decision Date: 27 January 2017

Description: Variation of condition 18 (Hours of Use) pursuant to planning permission reference F/00690/08 dated 24/07/2008 for 'Erection of synagogue (Variation of planning permission C00403CL/05 dated 30-09-2005 for demolition of existing Akiva School, link block, caretakers house and all timber-framed and prefabricated outbuildings, and erection of new Akiva School block adjacent Windermere Avenue and Pavillion Mews, new synagogue adjacent St. Theresa's Primary School and extension and alterations to existing stable block/Biet Limmud building including meeting/conference rooms, associated offices and canteen, together with associated changes to landscaping, provision of 50 car-parking spaces, single storey refuse store and alterations to Manor House). Variations to include relaxation of restricted hours of use to allow extension of opening hours of premises between 8.00am and Midnight Fridays and Saturdays and between 7.30am and Midnight on all other days

Reference: F/04726/10

Address: The Sternberg Centre For Judaism, 80 East End Road, London, N3 2SY

Decision: Approved subject to conditions

Decision Date: 8 February 2011

Description: Use of vacant building (Stables block) as a Jewish Military Museum (Use class D1). Internal alterations including extension to existing Mezzanine (25m²). Alterations to roof including insertion of 4 dormer windows facing courtyard. Replacement of all windows and doors with new double glazed windows and doors.

Reference: F/00730/08

Address: The Sternberg Centre For Judaism, 80 East End Road, London, N3 2SY

Decision: Approved subject to conditions

Decision Date: 24 July 2008

Description: Erection of synagogue (Variation of Listed Building consent C00403CM/05 dated 30-09-05 for demolition of existing Akiva School, link block, caretakers house and all timber-framed and prefabricated outbuildings, and erection of new Akiva School block adjacent Windermere Avenue and Pavillion Mews, new synagogue adjacent St. Theresa's Primary School and extension and alterations to existing stable block/Biet Limmud building including meeting/conference rooms, associated offices and canteen, together with associated changes to landscaping, provision of 50 car-parking spaces, single storey refuse store and alterations to Manor House) (LISTED BUILDING CONSENT)

Reference: F/00690/08

Address: The Sternberg Centre For Judaism, 80 East End Road, London, N3 2SY

Decision: Approved following legal agreement

Decision Date: 24 July 2008

Description: Erection of synagogue (Variation of planning permission C00403CL/05 dated 30-09-2005 for demolition of existing Akiva School, link block, caretakers house and all timber-framed and prefabricated outbuildings, and erection of new Akiva School block adjacent Windermere Avenue and Pavillion Mews, new synagogue adjacent St. Theresa's Primary School and extension and alterations to existing stable block/Biet Limmud building including meeting/conference rooms, associated offices and canteen, together with associated changes to landscaping, provision of 50 car-parking spaces, single storey refuse store and alterations to Manor House).

Reference: C00403CG/04

Address: The Sternberg Centre For Judaism, 80 East End Road, London, N3 2SY

Decision: Refused

Decision Date: 29 July 2004

Description: Demolition of existing Akiva School, link block, caretakers house and all timber-framed and prefabricated outbuildings, and erection of new partially submerged Akiva School block adjacent Windermere Avenue, new synagogue adjacent St. Therasas Primary School and extension of existing stable block/Biet Limmud including an auditorium partially positioned below ground level, together with associated changes to landscaping, car-parking and alterations to Manor House.

Reference: C00403CF/04

Address: The Sternberg Centre For Judaism, 80 East End Road, London, N3 2SY

Decision: Refused

Decision Date: 29 July 2004

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partially positioned below ground level, together with associated changes to landscaping, car-parking and alterations to Manor House.

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Reference: C00403CM/05

Address: The Sternberg Centre For Judaism, 80 East End Road, London, N3 2SY

Decision: Approved subject to conditions

Decision Date: 30 September 2005

Description: Demolition of existing Akiva School, link block, caretakers house and all timber-framed and prefabricated outbuildings, and erection of new Akiva School block adjacent Windermere Avenue and Pavillion Mews, new synagogue adjacent St. Theresa's Primary School and extension and alterations to existing stable block/Biet Limmud building including meeting/conference rooms, associated offices and canteen, together with associated changes to landscaping, provision of 50 carparking spaces, single storey refuse store and alterations to Manor House.

Reference: C00403CL/05

Address: The Sternberg Centre For Judaism, 80 East End Road, London, N3 2SY

Decision: Approved following legal agreement

Decision Date: 30 September 2005

Description: Demolition of existing Akiva School, link block, caretakers house and all timber-framed and prefabricated outbuildings, and erection of new Akiva School block adjacent Windermere Avenue and Pavillion Mews, new synagogue adjacent St. Theresa's Primary School and extension and alterations to existing stable block/Biet Limmud building including meeting/conference rooms, associated offices and canteen, together with associated changes to landscaping, provision of 50 carparking spaces, single storey refuse store and alterations to Manor House.

Reference: C00403BW/02

Address: The Sternberg Centre For Judaism, 80 East End Road, London, N3 2SY

Decision: Withdrawn

Decision Date: 28 April 2004

Description: Demolition of existing Akiva School, link block, caretakers house and all timber-framed and prefabricated outbuildings, and erection of new Akiva School block adjacent Windermere Avenue, new synagogue adjacent St. Theresas Primary School and extension of existing stable block/Biet Limmud including a 310 seater auditorium, together with associated changes to landscaping, car-parking and alterations to Manor House.

3. Proposal

The application seeks consent for the following works:

- Demolition of lengths of unstable wall adjacent to the collapsed section on the northwest site boundary and rebuilding using piled foundations and the existing salvaged bricks, the shortfall being made up with bricks of similar age, size and mortar. Rebuilding a length of the upper part of the southeast boundary wall that has collapsed.
- Stabilisation of the southwest and southeast wall sections that have been defined to be at risk of collapse by means of purpose designed free-standing supporting 'buttress ties'.
- Upgrading of dilapidated fencing and increasing the height of existing fencing in areas of perceived ease of access and upgrading site access doors.
- Removal of trees which are adjacent to the site boundary wall or deemed to put it at risk through root growth and/or leaning trunk.

The mesh fence originally proposed within the application has been omitted from the proposed development.

4. Public Consultation

A site notice was placed on the 28/04/2016 and the application was advertised in the local press on the 26/04/2016.

Internal and External Consultation

Urban Design and Heritage - Following revisions to the proposed scheme, the proposals are now considered to be acceptable subject to a number conditions.

GLAAS - No objection subject to an archaeology condition being attached.

Historic England - On balance the proposal would not result in undue harm being cause to the significance of the designated heritage asset.

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 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 to 2050. 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, CS7.
- Relevant Development Management Policies: DM06

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Impact of the proposals on the character and setting of the designated heritage assets.

5.3 Assessment of proposals

impact on character of the listed wall and setting of listed building

The Manor House which sits at the front of the site is designated as a Grade II* Listed Building and is acknowledged originated from the early 18th century and is noted as a fine 3 storey, 7 bay brown brick house. A large area of the rear of the site is also designated as a Scheduled Ancient Monument and within an Archaeological Priority Area.

Within the submitted design and access statement, it is stated that the proposed works are required as two sections of the wall to the south-east and north-west collapsed in 2015 and also the need for upgraded security. Following the collapse, a detailed survey of the entire length of site boundary was undertaken and revealed several unstable lengths of wall which are deemed liable to collapse at any time.

In terms of rebuilding the lengths of walls, it is proposed to re-use existing bricks that have been salvaged from the site and any additional bricks required will be carefully sourced for their colour and size. In principle this would appear to be most appropriate method but where additional bricks are required, careful consideration will need to be taken to ensure that it closely matches the appearance of the existing historic wall. A condition will be attached seeking a sample panel to be approved by the Planning Authority. The 16no stabilisation buttresses are proposed along the south-eastern and south-western boundaries. Officers acknowledge that the proposed columns do not represent the most aesthetically pleasing impact; however, the overall impact is not considered to be

significant but considered necessary to allow the wall to be retained in-situ and prevent the likelihood of further collapse.

It is proposed to replace a number of existing fences in poor condition around the site boundary. Along the south-eastern boundary with St Theresa's School, it is proposed to erect a 1.8m feather-edge timber fencing with a 600mm trellis on top. The fence would be finished with a dark green preservative. The existing fencing measures 2.4m high and the proposed total height of the replacement fencing would be 2.7. This is considered to be acceptable.

Along the south-eastern side, it is proposed to replace the existing chain link fence with a new 1.35m fence with 450mm trellis on top. This will be located 3m from the listed wall. Officers have no objection to the construction of this fence. The restoration of wrought iron railings on the south-east elevation is welcomed by officers.

Overall, in discussions with the Council's Conservation officers, who visited the site to inspect the collapsed wall, the proposals are now considered to be acceptable for this important historic wall and Scheduled Ancient Monument.

Historic England have reviewed the proposed details and consider on balance consider that the proposals represent a pragmatic approach to conserving the fabric and integrity of the historic walls and would not result in undue harm being caused to the significance of the designated heritage asset. Concerns were raised over the proposed mesh fence proposed along the eastern boundary. Following discussions with the applicant, this has been omitted from the scheme and a close boarded fence is proposed instead. The proposed fencing and gates surrounding the playground has also been omitted from the proposed scheme.

Conclusion

The proposals have now been revised following earlier comments and are now considered to be acceptable for this important historic wall and Scheduled Ancient Monument, subject to a number of conditions.

5.4 Response to Public Consultation

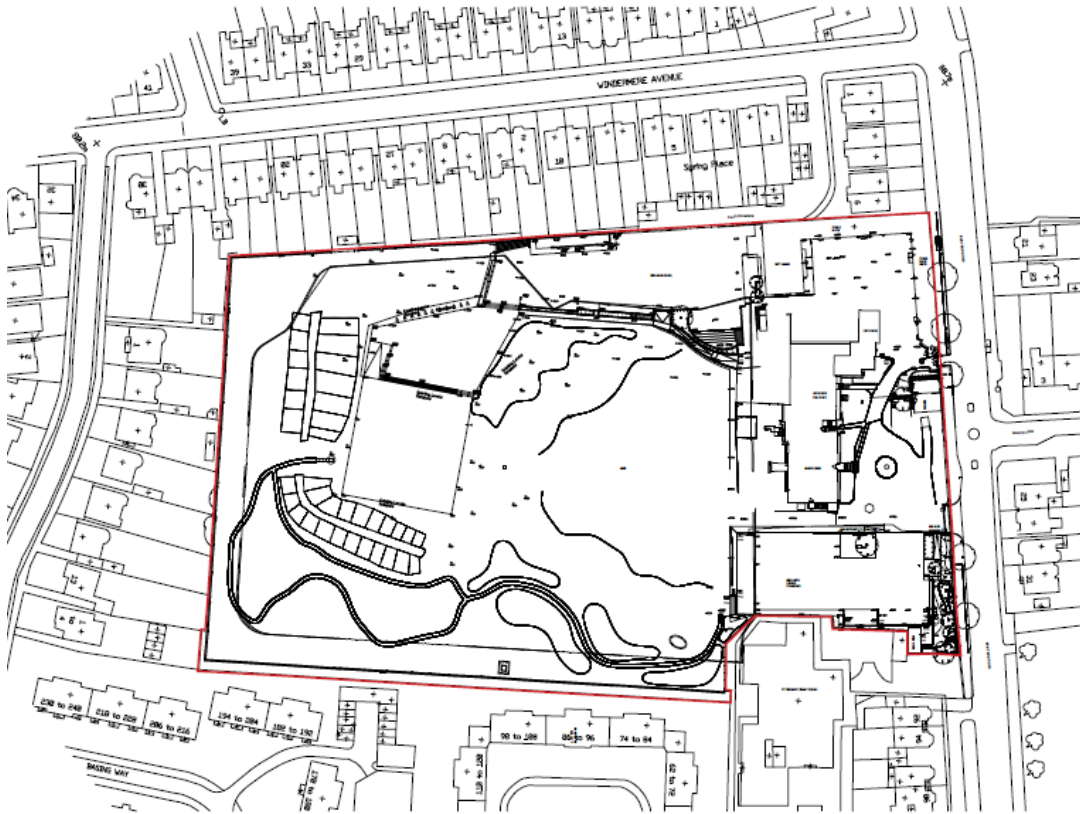
No responses received.

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 the proposed works would not have any significant adverse impacts on the designated heritage assets. Listed Building Consent is therefore recommended for approval.



Scale: 1" = 100' (Not to Scale)
The owner's right to alter the site plan is reserved.

BOUNDARY OF PREVIOUS DEVELOPMENT



For Information Only