

**LOCATION:** Conifers, 96 Totteridge Village, London, N20 8AE  
**REFERENCE:** B/04630/11 **Received:** 15 November 2011  
**WARD(S):** Totteridge **Accepted:** 15 November 2011  
**Expiry:** 10 January 2012

**Final Revisions:**

**APPLICANT:** Enterprise Property Developments Ltd  
**PROPOSAL:** Demolition of existing care home and ancillary outbuilding  
(CONSERVATION AREA CONSENT)

**RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS**

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 5533 SK-01/Rev A, 5533 SK-02/Rev A, 5533 SK-03/Rev A, 5533 SK-04/Rev A, 5533 SK-05, 5533 SK-06, 5533 SK-07 Rev A, 5533 SK-08/Rev A, 5533 SK-09/Rev A, 5533 -SK-12/Rev A, (revised plans dated 18/04/2012, received 20/04/2012). Supporting Documents (Amended and received 20/04/2012):
  - Supporting Planning Statement (dated April 2012)
  - PPS5 and Heritage Appraisal (Revision A) Amended Design and NPPF analysis (dated April 2012)
  - Tree Survey, Arboricultural Implications Assessment Report and Arboricultural Method Statement (reference 2030.AIA.RevA.Totteridge.Adam)

Reason:

For the avoidance of doubt and in the interests of proper planning.

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. The demolition works hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been executed and planning permission has been granted for the redevelopment for which the contract provides. Evidence that this contract has been executed shall be submitted to the Local Planning Authority and approved in writing by the Local Planning Authority prior to any demolition works commencing.

Reason:

To preserve the established character of the Conservation Area pending satisfactory redevelopment of the site.

4. Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access and the amenities of adjoining occupiers and the health of any trees on the site.

5. No site works or works on this development shall be commenced before temporary tree protection has been erected around existing tree(s) in accordance with details to be submitted and approved in writing by the Local Planning Authority. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas.

Reason:

To safeguard the health of existing tree(s) which represent an important amenity feature.

6. Before this development is commenced details of the location, extent and depth of all excavations for drainage and other services in relation to trees on the site shall be submitted and approved in writing by the Local Planning Authority and the development carried out in accordance with such approval.

Reason:

To safeguard the health of existing tree(s) which represent an important amenity feature.

7. No siteworks or works on this demolition or development shall be commenced before a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations* expanding on the principles set out in the Andrew Belson Arboricultural Implications Assessment Report (reference 2030.AIA.RevA.Totteridge.Adam) is submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with such approval.

Reason:

To safeguard the health of existing trees which represent an important amenity feature.

- 8 No treeworks shall be carried out other than those specifically referenced at 9.2 of the Andrew Belson Arboricultural Implications Assessment Report (reference 2030.AIA.RevA.Totteridge.Adam).

Reason:

To safeguard trees of special amenity value and the character and appearance of the Totteridge Conservation Area.

#### **INFORMATIVE(S):**

1. The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006):

GBEnv4, HC1.

Core Strategy (Examination in Public version) 2012:

CS NPPF, CS1, CS5.

Development Management Policies (Examination in Public version)2012:

DM01, DM06.

ii) The proposal is acceptable for the following reason(s): - The demolition of the existing building subject to a suitable replacement is considered to have an acceptable impact on the character and appearance of the Totteridge Conservation Area. The proposals are in accordance with the aforementioned policies.

#### **1. MATERIAL CONSIDERATIONS**

National Planning Policy Framework

The Mayor's London Plan: July 2011

Relevant Unitary Development Plan Policies:

GBEnv4, HC1.

Core Strategy (Examination in Public version) 2012

Development Management Policies (Examination in Public version) 2012

Barnet's emerging Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until the Local Plan is complete, 183 policies within the adopted Unitary Development Plan (UDP) remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

Barnet's Local Plan is at an advanced stage following submission in August / September 2011. The National Planning Policy Framework (NPPF) (para 216) sets out the weight that can be given to emerging policies as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies:CS NPPF, CS1, CS5

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

Barnet's Local Plan is at an advanced stage following submission in August / September 2011. Therefore weight can be given to it as a material consideration in the determination of planning applications.

Relevant Development Management Policies: DM01, DM06.

B/04605/11 - To be determined at East Area Planning Sub-Committee Meeting 12/06/2012

Demolition of existing carehome and ancillary outbuilding. Erection of a part single, part two storey building including rooms in roofspace to create 6no self-contained residential units. Associated parking spaces for 9no. cars, amenity space, landscaping alterations and refuse and cycle store

B/02411/11 & B/02480/11 - Withdrawn 02/08/2012

Demolition of existing building and erection of a part single, part two-storey building including rooms in the roofspace to create 6no. self-contained residential units. Associated parking for 14no. cars, amenity space, landscaping alterations and refuse and cycle store.

B/00325/11 - Still Under Consideration at time of report writing

Extension to time limit for implementing planning permission N02565AD/07 granted 05/03/08 for 'Demolition and reconstruction of rear addition and first floor side extension. Side extension to basement.'

B/00124/11 - Still Under Consideration at time of report writing

Submission of details of conditions 2 (Materials), 3 (sample board), 4(i) doors windows and frames, (ii) external timberwork, (iii) external pipe or ductwork, (iv) vents, (v) rooflights, (vi) lobby area, (5) (noise mitigation), 6 (Extraction and ventilation), 7 (recycling and refuse), 8 (temporary fencing), 9 (trees method statement), 10(tree felling/ pruning) pursuant to planning permission N02565AD/07 dated 05/03/2008.

ENF/00239/10 and ENF/00265/10/B

Tree Replacement Notice under Sections 206 & 211 of the Town and Country Planning Act 1990

N02565AD/07 - Approved 05/03/2008

Demolition and reconstruction of rear addition and first floor side extension. Side extension to basement.

N02565AA/07 & N02565AB/07 - Refused 04/05/2007

Demolition of existing buildings and redevelopment for the erection of a part two and part three storey building comprising 23no. serviced suites for close care of the elderly, including ancillary staff and communal facilities (Use Class C2)

N02565Z/01 - Approved 07/07/02

Erection of rear conservatory extension to nursing home.

N02565Y/99 - Refused 11/04/2000

Demolition of part of existing building and construction of part single, part two-storey and part lower ground level rear extension. Increasing capacity of residential care home to 35 bedspaces.

N02565X - Refused 27/07/1999

Demolition of part of existing building (residential care home) and erection of part single, part two-storey extension with rooms in roof and partial in basement increasing capacity to 43 bedspaces.

N02565W - Refused 12/11/1998

Demolition of part of the building and construction of part two and part single storey extension with rooms in roof and part basement, increasing capacity to 43 bed spaces.

N02565V - Refused 18/11/1996

Demolition of single storey building at rear (CAC)

N02565U - Refused 18/11/1996

Two storey and single storey and part basement rear extension

N02565T - Approved 05/06/1990

Two-storey side extension at rear of building to provide separate living accommodation and provision of 3 car parking spaces at rear.

N02565R - Refused 09/05/1989

Erection of a detached bungalow and integral garage on part of rear garden

N02565Q - Approved 22/02/1984

Single storey rear extension to provide staff accommodation

N02565P - Approved 28/10/1981

Change of use from hotel to old persons home

N02565C - Refused, Appeal Dismissed 19/06/1975

Two-storey rear extension to hotel and car park.

#### Consultations and Views Expressed:

Neighbours Consulted: 1  
Neighbours Wishing To Speak 0

Replies: 1

The Totteridge Residents Association have made the following comments:

The Committee and members of the TRA remain concerned about the impact of the amended development proposals currently under consideration by the Council and many of the comments raised previously still stand. These comments are expanded upon below.

The existing building is an architecturally attractive structure, that despite some alterations and additions, still makes a positive contribution to the conservation area. We are disappointed that the amended planning application still proposes to demolish the building. Its total demolition would neither preserve nor enhance the character and appearance of the conservation area, and we consider would represent a harmful incremental loss to the special character of the area as a whole. Its loss would also have an impact on the appearance of the otherwise attractive frontage onto Totteridge Village.

The existing building's total demolition will result in the loss of some finer detailing to the chimneys, windows and roofing which we consider make an important contribution to the character and appearance of this section of the conservation area. The detailing on the proposed replacement building would be of a lower quality and would result in a very different structure on a revised footing which we consider would damage the special character and visual amenity of the conservation area. The demolition of the existing building has not been justified and we consider that the existing building could be incorporated into the design of the proposed development, thus protecting the existing detailing on the building.

No case has been presented to justify why the current building on the site cannot be wholly or partially retained and repaired as part of the proposed scheme. Nor has any evidence been presented to show that an alternative use that would allow the viable retention has been explored. As such, we consider that the harm to the conservation area generated by the loss of this building has not be adequately justified in either structural or economic terms, and that the proposed replacement of the existing building with a scheme that the applicant considers is 'appropriate' to the context, is not sufficient to warrant the total demolition/loss of the existing positively contributing building. Policy HC1 of the Barnet UDP and Chapter 12 of the NPPF seek to ensure development preserves or enhances the character or appearance of a conservation area and we consider that the proposed development fails to meet these policy aims. The development is also within a designated Area of Special Character and fails to safeguard and enhance the townscape features which contribute to the identity of Areas of Special Character, contrary to Policy HC5 of the Barnet UDP.

We again note that a proposed development in 2007, which retained the former care home on the site, was refused in part due the proposed scale, bulk, massing, design, rearward projection, discordant and visually obtrusive form of development. We consider that similar concerns are raised by this scheme now before the Council. The overall footprint of the proposed development on the site is still excessive and exceeds that currently present. The proposed building footprint is also slightly removed from its existing location. Although this is a modest change, it will still have an impact on the conservation area and setting of the adjacent Grade II listed building. Chapter 12 of the NPPF seeks to ensure that proposed development does not impact on the significance of a designated heritage asset. The existing building

relates positively with the adjacent listed building and demolishing this building has not been justified in this application. Additionally, replacing it with a building of lower quality design and detailing would harm the setting of the conservation area and adjacent listed building.

The bulk, scale and rearward projection of the building still swamps the front portion of site which has historically been associated with a single large dwelling. The surrounding area comprises large single dwellings with substantial gardens and this proposal would be uncharacteristic of the conservation area.

The proposals still give rise to some impacts on the trees at the neighbouring property to the west with potential construction disruption to the root system of the HOLM OAK 8293. There is still an incursion into the RPA of the Sycamore NT2 which is not illustrated on the revised plan. The TRA are concerned that this disruption could cause long-term damage to these trees and could damage the visual amenity of the conservation area. The trees also form part of the setting of the Grade II listed building, and the redevelopment of the site to provide multiple terraced dwellings as part of a redevelopment/extension of the site has an impact on the wider setting of this building and the overall character of the area. The revised proposals for the construction of a large rearward extension behind a replacement structure to the front of the property at No. 96 Totteridge Village still constitutes a harmful change to this local character and the TRA would ask the Council to resist this incremental change.

The TRA respectfully ask that the Council gives detailed consideration to the determination of these applications and would urge Officer's to recommend refusal on the grounds set out above.

*The objections raised in relation to B/04605/11 are also relevant to this case.*

#### Internal /Other Consultations:

##### **Totteridge CAAC**

Whilst the committee is implacably opposed to the application to erect purpose built flats in the heart of the Conservation Area it does recognise that there is some improvement in this design in the amended plans.

The proposed railings to the frontage of the property appear too formal for this part of the village.

The character of the Totteridge Conservation Area is partly defined by its low density of buildings and every change which increases the intensification of use erodes the very characteristics which made it a Conservation Area.

The comments made regarding application B04605/11 /remain relevant to this application and are repeated below:

There are no existing purpose built flats in the Conservation Area and this proposal to build a block consisting of six units, if approved, would create an unacceptable precedent in the heart of Totteridge Village which is a Conservation Area under

article 4 direction. This site also abuts the Green Belt and is adjacent to The Grange, a grade II listed property.

The existing property fronting Totteridge Village is listed in the Borough's Totteridge Conservation Area document as a Positive building which contributes to the Conservation Area. The main house fronting Totteridge Village is well proportioned and suits its surroundings. Its demolition would do nothing to preserve or enhance the Conservation Area.

The proposal due to its excessive mass and bulk would not preserve or enhance the Conservation Area.

Although the elevation facing Totteridge Village is similar in style to the existing its proportions are inelegant making the roof appear top heavy and the ground and first floor oppressed by the roof. Also the proposed dormer windows on the east and west roof slopes add to the bulky appearance as does the rear extension which would also be visible on the western side. Furthermore the front bays and window treatment are very unattractive and harsh.

The rear three storey extension is higher than the existing and this together with the infilling of the void that exists between the rear roof slope of the existing and the southern roof slope of the existing extension would result in a very bulky, solid and dominant building.

The two storey extension increases in height from the existing single storey rear extension and adds to the unacceptable mass and bulk of the proposal.

The proposed intensification of this site would adversely affect the amenities of the area which would be detrimental to the residents.

This proposal seeks to cram in too many flats which is not in keeping with the street scene, adjacent properties or the Conservation Area and in effect would do nothing to preserve or enhance this area.

A smaller development, preferably a single dwelling, with gardens landscaped to suit the area with less parking would be more in keeping.

The committee are advised that the grass verge and pavement frontage belongs to the Totteridge Manor Association, and perhaps this should be brought to the attention of the applicant.

This proposal should be refused as it would be harmful to the Conservation Area, creating a dangerous precedent, and an open gate to future developers.

### **Urban Design & Heritage**

No objections subject to the proposed replacement building recommended for approval under application reference B/04605/11.

Date of Site Notice: 24 November 2011



## **2. PLANNING APPRAISAL**

### Site Description and Surroundings:

The Conifers is a detached building on the northern side of Totteridge Village which is currently vacant. The lawful use of the building is as a residential care home (Class C2). Prior to this the building was used as a hotel. Historic evidence suggests the site was originally part of Gladwins Farm.

The site is within the Totteridge Conservation Area (Totteridge Village) and an area of special character and the building has been designated as making a positive contribution to the character and appearance of the Totteridge Conservation Area. The Character Appraisal Statement identifies the application property as falling within *'an informal group of modest, mainly nineteenth century buildings....they are attractive and intimate being set close to one another, typical of a village centre. They run close and parallel to the main road giving continuity and interest to the street scene.'* The land to the west begins the journey into Totteridge Common, marked by more dispersed pattern of development, increase in spaciousness and mature vegetation playing a more dominant role in the character of the area and street scene with buildings, particularly on the northern side of the road, being set further back from the highway than in the village with a marked change in the visibility of the built form and change in the boundary treatments.

The existing building is a two-storey brick (painted white in part) double fronted property with a slate roof. There is an existing two-storey projecting wing. Previously a flat roofed single storey element projected further to the rear of the existing footprint but this has since been demolished. There are 2 outbuildings sited along the eastern boundary - a two-storey brick coach house with clay tile roof and a flat roofed single storey extension to the south.

The site is bounded by existing high brick boundary walls to the west, north and east and a dwarf brick wall to the front of the site facing Totteridge Village, although there are currently temporary timber hoardings enclosing the front of the site.

To the west lies The Grange, a Grade II Listed Building which is in use as flats and to the east lies the 1970's housing development of Badgers Croft. Land to the west is within the listed curtilage of The Grange but is within the ownership of the applicant and forms part of the development site.

### Proposal:

The application seeks Conservation Area Consent for the demolition of the existing building and a single storey outbuilding along the eastern boundary of the site.

The application is accompanied by an application for the redevelopment of the site which also appears on the 12th June 2012 East Area Planning Sub-Committee Agenda.

The proposed building would have a main two-storey frontage similar to the existing and would have a part single, part two-storey rear projecting wing and is essentially split into 3 elements.

The main building proposed would be sited approximately 1m further towards the eastern boundary than the existing but would remain the same distance back from the front boundary of the site. The frontage building would have a depth of 9m and width of 12m. It would have a total height of 9.3m with dormer windows proposed the front roof slope and both side facing roof slopes. Bay windows are proposed to the ground floor similar to those on the existing building but providing balconies at first floor level. It would accommodate 1no. 3 bed flat and 1no. 2 bed flat in this part of the building.

The two-storey projection to the rear would extend around 12m to the rear of the main building with a width of 10.3m stepping out an additional 1.2m towards the western boundary towards the rear. This element would have slightly lower eaves and ridge height than the frontage building but would also have rooms in the roofspace facilitated by dormer windows. 1no. 4 bed and 1no. 2 bed unit would be accommodated in this part of the building.

The single storey element would be around 18m deep and would be 9.1m wide. It would have accommodation within the pitched roof and 2no. 2 bed units would be within this element of the building.

The existing two-storey coach house would be retained and utilised as the refuse store and the single storey flat roof element would be demolished. Cycle storage is proposed further into the site along the eastern boundary adjoining the garden boundary of No.'s 18 and 20 Badgers Croft.

A total of 9 parking spaces is proposed; 5no. spaces would be sited to the rear of the building and 4no. spaces would be sited along the eastern boundary abutting the back gardens of several properties on Badgers Croft.

As part of the proposals it is proposed to make landscaping alterations to the western part of the site adjoining The Grange.

#### Planning Considerations:

The existing building has been designated by the LPA as making a positive contribution to the character and appearance of the Totteridge Conservation Area in the Character Appraisal Statement published in 2008. There is a general presumption in favour of retaining buildings which make a positive contribution to the CA. The NPPF states that where proposed development will lead to loss of a positive contributor, it should be treated either as substantial harm or less than substantial harm (as defined in the document) dependent on the relative significance of the element affected and its contribution to the significance of the CA as a whole.

The Heritage Appraisal submitted with the application is critical of the designation of the building as a "positive building" claiming that the alterations to the building that have occurred over a number of years have devalued its contribution and its designation is unsupported. Notwithstanding these comments it remains designated as a positive building in Conservation Area Character Appraisal.

The NPPF advise that where a proposed development will lead to the total loss of significance of a designated heritage asset, local planning authorities should refuse consent unless it can be demonstrated that the loss is necessary to achieve substantial public benefits that outweigh that loss.

The replacement building has been designed in a way to reflect the existing frontage building on the site and the rearward projections take advantage of previous permissions on the site. The intention is to replicate the predominant typology of traditional buildings in the locality being progressively extended and added to, reducing in dominance towards the rear as the building moves away from the street. A comparison between the existing, approved (N02565AD/07) and proposed building is demonstrated on plan no. 5533 SK-04/Rev A clearly showing the differences between the siting, height and bulk of the proposals. A key difference of the proposed building is the accommodation proposed in the roof space facilitated by dormer windows on all elevations to all parts of the building (frontage building and rear projections) resulting in a change to the proportions of the building.

The main frontage element is proposed to be constructed in red clay bricks with the rear projecting elements to be constructed in reused yellow stock from the existing building. The existing front elevation is white painted brick work. A slate roof is proposed as per the existing detail.

The proposed replacement building is considered to be an appropriate form of development on the site. The frontage would be very similar to the building it is proposed to replace with architectural features and detailing consistent with the style and age of the original building and the character and appearance of this part of the Conservation Area. Whilst the rear projecting elements would be larger than previously approved extensions to the building, they are not considered to be out of scale or proportion with the main building given their subordinancy to the frontage element. In addition as this element projects to the rear it would have a reduced visibility from the street.

Whilst the accommodation in the roof space would increase the bulk at this level introducing an additional level of accommodation over and above the existing and approved buildings, the overall height of the main two-storey parts of the building would be no higher than the previously consented additions. The dormer windows have been designed as subordinate features on the roof that respect the scale and appearance of the building below and are not uncommon features within the TCA.

The single storey pitched roof element to the rear is where the greatest increase in height and bulk occurs from the consented scheme given the accommodation proposed in the roof and the greater width of this part of the building. However, it should be noted that the total rearward projection is less than that previously considered acceptable on the site. Despite the increases in bulk, the design and appearance of this element is in keeping with the character and quality of development in the area and represents an improvement over the previously approved extension and would not be inappropriate in its context.

Given the quality of the proposed replacement building, the demolition of the existing building is considered acceptable and would both preserve and enhance the character and appearance of this part of the TCA.

### **3. COMMENTS ON GROUNDS OF OBJECTIONS**

Addressed above and within the planning appraisal of the officer report accompanying application B/04605/11.

### **4. EQUALITIES AND DIVERSITY ISSUES**

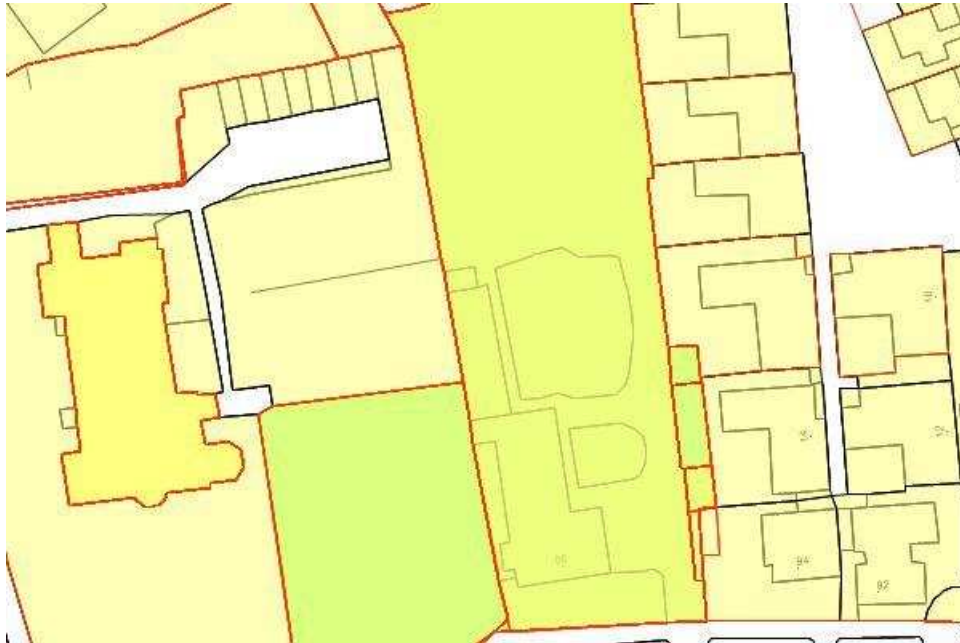
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

### **5. CONCLUSION**

The proposals are considered to preserve and enhance the character and appearance of this part of the Totteridge Conservation Area and would bring back into use a vacant site. The proposals accord with local, regional and national planning policy and guidance and the application is recommended for approval subject to the redevelopment of the site as detailed in application B/04605/11.

**SITE LOCATION PLAN:** Conifers, 96 Totteridge Village, London, N20 8AE

**REFERENCE:** B/04630/11



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