

LOCATION: Montrose Playing Fields, Montrose Avenue, Colindale, NW9
5BY

REFERENCE: 17/1929/FUL **Registered:** 16/03/2017

WARD: Burnt Oak

APPLICANT: Jon Sheaff and Associates

PROPOSAL: The refurbishment of Silkstream Park and Montrose Playing Fields; the creation of new entrances; the installation of new footpaths and cycleways with 9 racks which would accommodate 18 bicycles; the installation of new hard paved public realm areas; the installation of new bridges and refurbishment of an existing bridge; the creation of a new pedestrian and cycle crossing of Montrose Avenue; the installation of new road surfaces and road design details on Montrose Avenue; the demolition of the existing pavilion building; the refurbishment of the existing tramshed building; the creation of new flood attenuation areas through amendments to levels and cut and fill operations; the installation of new playground facilities; the installation of new skateboarding facilities; the installation of new outdoor sports facilities including a multi-use games area, tennis courts, a green gym and basketball hoops; the provision of two no. 9 x 9 grass football pitches; the installation of occasional play equipment; new tree planting; new soft landscape planting

Application Summary

This application is proposing a range of improvements to Silkstream Park and Montrose Playing Fields which are designed to improve accessibility to and use of these green spaces.

RECOMMENDATION

Approve the application subject to 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:

A1749-JSA-L001; A1749-JSA-L010; A1749-JSA-L050; A1749-JSA-L051;
A1749-JSA-L052; A1749-JSA-L053; A1749-JSA-L054; A1749-JSA-L055;
A1749-JSA-L100; A1749-JSA-L101; A1749-JSA-L102; A1749-JSA-L103;

A1749-JSA-L104; A1749-JSA-L105; A1749-JSA-L110; A1749-JSA-L111;
A1749-JSA-L112; A1749-JSA-L113; A1749-JSA-L114; A1749-JSA-L115;
A1749-JSA-L200; A1749-JSA-L201; A1749-JSA-L202; A1749-JSA-L203;
A1749-JSA-L204; A1749-JSA-L205; A1749-JSA-L300; A1749-JSA-L301;
A1749-JSA-L302; A1749-JSA-L303; A1749-JSA-L304; A1749-JSA-L305;
A1749-JSA-L400; A1749-JSA-L401; A1749-JSA-L402; A1749-JSA-L403;
A1749-JSA-L404; A1749-JSA-L405; A1749-JSA-L406; A1749-JSA-L407;
A1749-JSA-L408; A1749-JSA-L409; A1749-JSA-L410; A1749-JSA-L411;
A1749-JSA-L420; A1749-JSA-L421; A1749-JSA-L422; A1749-JSA-L423;
A1749-JSA-L424; A1749-JSA-L425; A1749-JSA-L430; A1749-JSA-L431;
A1749-JSA-L432; A1749-JSA-L433; A1749-JSA-L434; A1749-JSA-L435;
A1749-JSA-L500; A1749-JSA-L501; A1749-JSA-L502; A1749-JSA-L503;
A1749-JSA-L504; A1749-JSA-L505; A1749-JSA-L506; A1749-JSA-L507;
A1749-JSA-L508; A1749-JSA-L509; A1749-JSA-L600; A1749-JSA-S001;
A1749-JSA-S002; A1749-JSA-S003; A1749-JSA-S004; A1749-JSA-S010;
A1749-JSA-S011; A1749-JSA-S012; A1749-JSA-S020; A1749-JSA-S021;
A1749-JSA-S022; A1749-JSA-S023; A1749-JSA-S024; A1749-JSA-S025;
A1749-JSA-S030; A1749-JSA-S031; A1749-JSA-E001; A1749-JSA-E002;
A1749-JSA-E003; A1749-JSA-E004; A1749-JSA-E005; A1749-JSA-E006;
A1749-JSA-E007; A1749-JSA-E009; A1749-JSA-SK010; A1749-JSA-SK020;
A1749-JSA-SK030; A1749-JSA-SK031; A1749-JSA-SK032; A1749-JSA-
SK032; A1749-JSA-SK033; A1749-JSA-SK034; A1749-JSA-SK035; A1749-
JSA-SK036; A1749-JSA-SK037; A1749-JSA-SK038; A1749-JSA-SK039;
A1749-JSA-SK040; A1749-JSA-SK041; A1749-JSA-SK042; ; A1749-JSA-
SC001; A1749-JSA-DOC01; A1749-JSA-DOC02; A1749-JSA-DOC03; ;
A1749-JSA-APP_1; A1749-JSA-APP_2; A1749-JSA-APP_3.1; A1749-JSA-
APP_3.2; A1749-JSA-APP_3.3; A1749-JSA-APP_3.4; A1749-JSA-APP3.5

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) a) No site works or development (including any temporary enabling works, site clearance and demolition) shall take place until 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) have been submitted to and approved in writing by the Local Planning Authority.

b) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the temporary tree protection shown on the tree protection plan approved under this condition has been erected around existing trees on site. 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 at any time. The development shall be implemented in accordance with the protection plan and method statement as approved under this condition.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London Plan 2015.

- 4) a) Prior to commencement details of the soft landscaping, plants and trees species proposed for the scheme along with a full and detailed management programme for the establishment of these plants shall be submitted to and approved in writing by the Local Planning Authority
- b) The development shall thereafter be implemented in accordance with details approved under this condition.

Reason: To protect visual tree amenity in the local area in accordance with DM01

- 5) No demolition or development shall take place until a stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. The planning application lies in an area of archaeological interest.

If heritage assets of archaeological interest are identified by stage 1 then for those parts of the site which have archaeological interest a stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the stage 2 WSI, no demolition/development shall take place.

Reason: The planning authority wishes to secure the recording of these historic buildings in accordance with the provisions of the NPPF and London Plan policy 7.8 and Barnet Core Strategy Policy CS5 and Development Management Plan Policy DM06.

- 6) The development permitted by this planning permission shall be carried out in accordance with the approved flood risk assessment (FRA) 'Silkstream and Montrose Parks: Flood Risk Assessment August 2016', specifically in regards to the compensatory flood storage measures detailed within the FRA. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reasons: To prevent flooding on site and elsewhere by ensuring that compensatory storage of flood water is provided. The proposal will provide a betterment of flood storage capacity on the site, with attenuation areas and wetland meadows created.

- 7) No development shall take place until a detailed method statement for removing or the long-term control of Japanese Knotweed (and other Wildlife and Countryside Act listed knotweed) on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include measures that will be used to prevent the spread of Japanese Knotweed and other identified invasive plants during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant listed under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement.

Reasons: Two species of Japanese knotweed have been identified on site. This condition is necessary to prevent the spread of Japanese Knotweed and other invasive species. Without it, avoidable damage could be caused to the nature conservation value of the site contrary to paragraph 109 of National Planning Policy Framework, which requires the planning system to aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

The Thames River Basin Management Plan (RBMP) also requires the restoration and enhancement of water bodies to prevent deterioration and promote recovery of water bodies. Without this condition, the ecological impact of Japanese Knotweed could lead to deterioration of the Silkstream watercourse through interfering with bank stability, altering the habitat diversity of the riparian zone, and undermining the river restoration achieved through the proposal.

- 8) No development shall take place until a landscape management plan, including long- term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved and any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements:
- Details demonstrating how a minimum 5 metre undeveloped and naturalised buffer zone to the Silkstream will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan. The buffer zone should be free from built development.
 - Details should be provided of any proposed footpaths and bridge crossings, including within the buffer zone.
 - Detail of the extent and type of new planting, including within the buffer zone (planting to be of native species only, of local genetic provenance).
 - Details of habitat establishment and maintenance regimes, with details of any new habitat created on site.

- Details of treatment of site boundaries and/or buffers around water bodies.
- Details of management responsibilities and a long term management plan.
- Details of retained vegetation and trees.
- Plans showing no light spill from external artificial lighting into the watercourse or adjacent river corridor habitat (to achieve this the specifications, location and direction of external artificial lights should be such that the lighting levels within 8 metres of the top of bank of the watercourse are maintained at background levels which are considered to be a Lux level of 0-2).

Reason: Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected. This condition is supported by paragraph 109 of the National Planning Policy Framework (NPPF), which recognises that the planning system should aim to conserve and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 118 of the NPPF also states that opportunities to incorporate biodiversity in and around developments should be encouraged.

It is also particularly important to minimise light spill from the new development into the watercourse and the adjacent river corridor habitat, as artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat.

- 9) Notwithstanding the details submitted with the application and otherwise hereby approved, before the development hereby permitted is brought into use or occupied the following information shall be submitted to and approved in writing by the Local Planning Authority:
- i. A Refuse and Recycling Collection Strategy, which includes details of the collection arrangements and whether or not refuse and recycling collections would be carried out by the Council or an alternative service provider.
 - ii. Details of the enclosures, screened facilities and internal areas of the proposed building to be used for the storage of recycling containers, wheeled refuse bins and any other refuse storage containers where applicable.
 - iii. Plans showing satisfactory points of collection for refuse and recycling.

The development shall be implemented and the refuse and recycling facilities provided in full accordance with the information approved under this condition before the development is occupied and the development shall be managed in accordance with the information approved under this condition in perpetuity once occupation of the site has commenced.

Reason: To ensure a satisfactory refuse and recycling facilities are provided at the development in accordance with policies CS5, CS9, CS14, DM01, DM04 and DM17 of the Barnet Local Plan.

10) In line with the existing and proposed highways ownership details, the development hereby permitted shall ensure that integrated access with the proposed Montrose Youth Zone development proposals access is retained and maintained at all times, from Montrose Avenue as created for the development.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties, in the interests of highway and pedestrian safety and in the interests of protecting the environment and trees in accordance with policies CS9, CS13, CS14, DM01, DM04 and DM17 of the Barnet Local Plan and policies 5.3, 5.18, 7.14, 7.15, 7.21 and 5.21 of the London Plan 2015.

11) The developer to ensure that the detailed plans for the proposals are undertaken in collaboration with the Montrose Youth Zone masterplan developers, and an integrated plan showing how the two development sites will interact to be submitted to the Council for approval. Such details will include stopping up and diversion of the existing footpath to ensure a safe, convenient and an integrated connection for pedestrians into the existing surrounding facilities, and from Montrose Avenue.

Reason: To ensure the development meets the needs of its future occupiers and to comply with the requirements of policies 3.8 and 7.2 of the London Plan (2015).

12) Before the development hereby permitted is occupied; details of cycle parking and cycle storage facilities in accordance with the London Plan should be submitted to and approved by the Local Planning Authority and such spaces shall be permanently retained thereafter. Minimum aisle widths, as set out in London Cycling Design Standards, must be met and 5% of space should be provided for the storage of non-standard cycles.

Reason: In the interests of promoting cycling as a mode of transport in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012, Policy DM17 of Development Management Policies (Adopted) September 2012 and the London Cycling Design Standards 2016.

13) Before the development hereby is occupied; details to show entry and egress arrangements and pedestrian walkways / cycleways are to be submitted to and approved in writing by the Local Planning Authority. Submission shall include road safety audits, proposed introduction of highway features on, stopping up and land ownership plans will need to be revised showing the proposed layouts and footways in association with the new accesses to both the Montrose Youth Zone and the Montrose Park. Stopping up details will be required and agreed. The details of the

proposed works to be undertaken to the existing public highways shall have been approved in writing by the Local Planning Authority and implemented prior to the formal opening of the development. The development shall thereafter be implemented in full in accordance with the approved details.

Reason: To ensure that the access is satisfactory in terms of highway safety and in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

14) Prior to Ground Works and Site Preparation Works, no development shall commence until a Construction Environmental Management Plan, setting out the construction and environmental management measures associated with that Development Phase, has been submitted to and approved in writing by the Local Planning Authority and shall include:

Construction site and works

- i. Site information (including a site plan and management structure)
- ii. Description of works, equipment and storage
- iii. Programme of works
- iv. Temporary hoarding and fencing
- v. Temporary works
- vi. Interim drainage strategy
- vii. Intrusive site investigation works and monitoring (the scope to be agreed in writing with the Local Planning Authority)

Construction management and procedures

- viii. Code of Considerate Practice
- ix. Consultation and neighbourhood liaison
- x. Staff training and briefing procedures
- xi. Schedule of environmental legislation and good practice
- xii. Register of permissions and consents required
- xiii. Environmental Audit Programme
- xiv. Environmental Risk Register
- xv. Piling Works Risk Assessment
- xvi. Health and safety measures
- xvii. Complaints procedures
- xviii. Monitoring and reporting procedures

Demolition and waste management

- xix. Demolition Audit
- xx. Site clearance and waste management plan
- xxi. Asbestos survey and disposal strategy

Construction traffic

- xxii. Construction traffic routes
- xxiii. Construction traffic management including access to the site (specifically any proposed temporary construction accesses to the site); the parking of vehicles for site operatives and visitors; hours of

construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and measures to prevent mud and debris being carried on to the public highway and ways to minimise pollution.

Environmental Management

- xxiv. Ecology surveys and management plan (as required by the ES) in relation any existing ecological features that may be affected by works in that Development Phase
- xxv. Measures to minimise visual impact during construction
- xxvi. Measures to minimise noise and vibration levels during construction
- xxvii. Measures to minimise dust levels during construction
- xxviii. Measures to control pollution during construction (including a Pollution Response Plan)
- xxix. Construction lighting strategy, including measures to minimise light spill
- xxx. Measures to reduce water usage during construction
- xxxi. Measures to reduce energy usage during construction
- xxxii. Any other precautionary and mitigatory measures in relation to demolition and construction as identified in the ES and the EIA Mitigation Register

The development shall thereafter be implemented in accordance with the measures detailed within the statement.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties, in the interests of highway and pedestrian safety and in the interests of protecting the environment and trees in accordance with policies CS9, CS13, CS14, DM01, DM04 and DM17 of the Barnet Local Plan and policies 5.3, 5.18, 7.14, 7.15, 7.21 and 5.21 of the London Plan 2015.

- 15) Before the permitted development is occupied a full Delivery and Servicing Plan (DSP) shall be submitted to and agreed by the Local Planning Authority.

Reason: In the interest of highway safety in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012, Policy DM17 of Development Management Policies (Adopted) September 2012 and London Plan policy 6.14 'Freight'.

- 16) Prior to the commencement of the development hereby approved, details of any highways to be stopped under Section 247 of the Town and Country Planning Act 1990 in relation the Montrose Youth Zone shall be submitted to and agreed with the Local Planning Authority.

Reason: To ensure that adequate public access is provided throughout the development.

17) No part of the development shall come into operation until the access roads and highways works (on and off-site) associated with the new access are made available for use.

Reason: To ensure there is adequate access available to all units and commercial units.

18) Prior to the occupation of the development, the works to be undertaken to the existing public highways and unadopted road layouts shall have been approved in writing by the Local Planning Authority and implemented prior to the formal opening of the development. The details of the works will cover the newly proposed raised crossing points, any access points and road features, car parking areas, new footways and footpaths, along with any supporting Road Safety Audits.

Reason: To ensure that adequate and satisfactory provision is made for vehicles in the interests of pedestrian and highway safety and the free flow of traffic in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

19) In the event that the Gaelic Football Club and pitch displaced by the Copthall Leisure Centre redevelopment are unable to be accommodated within the National Institute of Medical Research or another robustly identified site, a Gaelic Football pitch, and ancillary facilities, that meets Sport England or National Governing body approval shall be made on Montrose Playing Fields in addition to the playing pitches indicated in the masterplan hereby permitted. In this event, before first use of the Gaelic Football playing pitch on the Montrose Playing Fields, a management plan should be submitted to the Local Planning Authority detailing the hours of use and activities associated with the Gaelic Football Club.

Reason: To safeguard the character and visual amenities of the site and wider area in accordance with policies CS5 and DM01 of the Barnet Local Plan and to support use of green spaces and sports activities in line with policies 2.18 and 7.18 of the London Plan and CS7 and DM15 of the Barnet Local Plan.

20) Prior to first occupation of the refurbished tram shed hereby permitted a Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include, but not be limited to the following:

- Hours of opening for the tram shed;
- Management arrangements for the site and facilities;
- Scale and frequency of events taking place on a weekly, monthly and annual basis and how these events will be managed;
- Code of conduct for users of the site;

The tram shed shall thereafter operate in accordance with the approved details.

Reason: To ensure the development is fit for purpose and sustainable and to accord with Development Plan Policy.

1. MATERIAL CONSIDERATIONS

Key Relevant Planning Policy

Introduction

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.

The Barnet Local Plan is made up of a suite of documents, including the Core Strategy and Development Management Policies development plan documents, both adopted by the Council in September 2012.

A number of other planning documents, including the National Planning Policy Framework and supplementary planning guidance are also material to the determination of this application.

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.

The London Plan

The London Plan (2016) 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:

1.1 (Delivering the Strategic Vision and Objectives for London)

London's Places:

2.6 (Outer London: Vision and Strategy); 2.7 (Outer London: Economy); 2.8 (Outer London: Transport); 2.15 (Town Centres); and 2.18 (Green Infrastructure: the Network of Open and Green Spaces)

London's People:

3.1 (Ensuring Equal Life Chances for All); 3.2 (Improving Health and Addressing Health Inequalities); 3.3 (Increasing Housing Supply); 3.4 (Optimising Housing Potential); 3.5 (Quality and Design of Housing Developments); 3.6 (Children and Young People's Play and Informal Recreation Facilities); 3.8 (Housing Choice); 3.9 (Mixed and Balanced Communities); 3.10 (Definition of Affordable Housing); 3.11 (Affordable Housing Targets); 3.12 (Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes) and 3.13 (Affordable Housing Thresholds).

London's Economy:

4.1 (Developing London's Economy); 4.2 (Offices); 4.3 (Mixed Use Development and Offices); 4.4 (Managing Industrial Land and Premises); 4.6 (Support for and Enhancement of Arts, Culture Sport and Entertainment Provision); 4.7 (Retail and Town Centre Development); 4.10 (Support New and Emerging Economic Sectors); and 4.12 (Improving Opportunities for All)

London's Response to Climate Change

5.1 (Climate Change Mitigation); 5.2 (Minimising Carbon Dioxide Emissions); 5.3 (Sustainable Design and Construction); 5.5 (Decentralised Energy Networks); 5.6 (Decentralised Energy in Development Proposals); 5.7 (Renewable Energy); 5.8 (Innovative Energy Technologies); 5.9 (Overheating and Cooling); 5.10 (Urban Greening); 5.12 (Flood Risk Management); 5.13 (Sustainable Drainage); 5.14 (Water Quality and Wastewater Infrastructure); 5.15 (Water Use and Supplies); 5.17 (Waste Capacity); and 5.21 (Contaminated Land).

London's Transport

6.1 (Strategic Approach); 6.2 (Providing Public Transport Capacity and Safeguarding Land for Transport); 6.3 (Assessing Effects of Development on Transport Capacity); 6.4 (Enhancing London's Transport Connectivity); 6.5 (Funding Crossrail and Other Strategically Important Transport Infrastructure); 6.7 (Better Streets and Surface Transport); 6.9 (Cycling); 6.10 (Walking); 6.11 (Smoothing Traffic Flow and Tackling Congestion); 6.12 (Road Network Capacity); and 6.13 (Parking)

London's Living Places and Spaces

7.1 (Building London's Neighbourhoods and Communities); 7.2 (Inclusive Environment); 7.3 (Designing Out Crime); 7.4 (Local Character); 7.5 (Public Realm); 7.6 (Architecture); 7.7 (Location of Tall and Large Buildings); 7.13 (Safety, Security and Resilience to Emergency); 7.14 (Improving Air Quality); 7.15 (Reducing Noise) and 7.18 (Protecting Local Open Space and Addressing Local Deficiency).

Implementation, Monitoring and Review:

8.2 (Planning Obligations); and 8.3 (Community Infrastructure Levy)

Barnet Local Plan

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):

CS NPPF (National Planning Policy Framework – Presumption in favour of sustainable development)

CS1 (Barnet's Place Shaping Strategy – Protection, enhancement and consolidated growth – The three strands approach)

CS3 (Distribution of growth in meeting housing aspirations)

CS4 (Providing quality homes and housing choice in Barnet)

CS5 (Protecting and enhancing Barnet's character to create high quality places)

CS6 (Promoting Barnet's Town Centres)

CS7 (Enhancing and protecting Barnet's open spaces)

CS8 (Promoting a strong and prosperous Barnet)

CS9 (Providing safe, effective and efficient travel)

CS10 (Enabling inclusive and integrated community facilities and uses)

CS11 (Improving health and well-being in Barnet)

CS12 (Making Barnet a safer place)

CS13 (Ensuring the efficient use of natural resources)

CS14 (Dealing with our waste)

CS15 (Delivering the Core Strategy)

Development Management Policies (Adopted 2012):

DM01 (Protecting Barnet's character and amenity)

DM02 (Development standards)

DM03 (Accessibility and inclusive design)

DM04 (Environmental considerations for development)

DM05 (Tall Buildings)

DM06 (Barnet's Heritage and Conservation)

DM08 (Ensuring a variety of sizes of new homes to meet housing need)

DM10 (Affordable housing contributions)

DM11 (Development principles for Barnet's town centres)

DM13 (Community and education uses)

DM14 (New and existing employment space)

DM15 (Green belt and open spaces)

DM16 (Biodiversity)

DM17 (Travel impact and parking standards)

Supplementary Planning Guidance and Documents:

A number of local and strategic supplementary planning guidance (SPG) and documents (SPD) are material to the determination of the application.

Local Supplementary Planning Documents:

Sustainable Design and Construction (October 2016)

Residential Design Guidance (April 2013)

Planning Obligations (April 2013)
Affordable Housing (February 2007 with updates in August 2010)
Strategic Supplementary Planning Documents and Guidance: Accessible
London: Achieving an Inclusive Environment (April 2004)
Sustainable Design and Construction (May 2006)
Health Issues in Planning (June 2007)
Wheelchair Accessible Housing (September 2007)
Planning for Equality and Diversity in London (October 2007)
All London Green Grid (March 2012)
Shaping Neighbourhoods: Play and Informal Recreation (September 2012)
Housing (November 2012)

National Planning Guidance:

National planning policies are set out in the National Planning Policy Framework (NPPF). This 65 page document was published in March 2012 and replaced 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 Community Infrastructure Levy Regulations 2010:

Planning obligations need to meet the requirements of the Community Infrastructure Levy Regulations 2010 (as amended) to be lawful. Were permission to be granted, obligations would be attached to mitigate the impact of development which are set out in Section 10 of this report.

Colindale Area Action Plan (CAAP)

Watling Estate Conservation Area Character Appraisal Statement (Adopted 2012)

Silkstream Park Draft Landscape Masterplan April 2016

Draft Stage D of the Playing Pitch Strategy 2016

Draft Green Infrastructure SPD 2017

1.2 Relevant Planning History

Details of site history are listed in Appendix 2 of this report.

1.3 Public Consultations and Views Expressed

As part of the consultation procedure, 1499 letters were sent to local residents. Site notices were also displayed on 27/04/2017 and the application was published in the local press on 25/04/2017.

9 responses were received by the council, of which 1 was an objection, 4 were letters of support and 4 were comments. Details of these consultation responses are outlined below.

Support

- Acoustic fencing along the Montrose boundary would significantly boost enjoyment of the park as the London Underground trains are noisy.
- The proposals would support healthy lifestyles.
- The proposals would benefit nearby residents.
- This is a much needed development.
- Development will bring local community together

Objection

- Can the flood alleviation scheme be looked at in detail to make sure homes on The Greenway are protected? The redevelopment of this park is an opportunity for flooding issues in this area to be addressed.

Third Party Comments

- I would like to ask if a metal bar fence can be installed at the edges of Silkstream Park, similar to Montrose Park and Watling Park. The reason for this is to ensure the general public's safety and security.
- Will proposed facilities be free for all to use?
- Will there be overspill parking during the construction phase on The Greenway?
- Is it possible to have table tennis table.
- What plans are there to protect nearby homes from extreme weather – particularly flooding?

Officer Response to public objections

The proposal has been reviewed by the Environmental Agency who considers the impacts of the proposal to be acceptable.

1.4 Internal Statutory Consultation Responses

Trees

The application is for the refurbishment/renovation of parks which are located in a high density housing area. This density has increased considerably with a large development in close proximity to Montrose Park.

The proposed works will improve the overall structure of and facilities within the parks for local people. The plans take account of ecology and important riverside margins through both parks.

The applicant has provided tree plans, however the colouring of trees does not relate those set out in BS5837:2012. This is confusing as it shows category C trees in red instead of grey, Category B trees in yellow instead of blue and category U trees in red.

Tree removals:

X 2 Cat A

X 5 Cat B trees and 5 Cat B groups (Group G15 is to be selectively cleared, not completely removed.)

X 104 Cat C trees and 30 Cat C groups.

X 31 Cat U trees and 3 Cat U groups

In total: 142 trees and 38 groups of trees.

There will be a loss of visual tree amenity in the local area which will be offset by a significant level of new planting shown on landscape plans.

The loss of trees within the parks is offset by new tree planting, wet areas and other environmental improvements around the parks. This will improve the facilities for users of the parks.

Recommendations: No objection.

Officer Comments

Conditions have been attached as requested.

Highways

Based on recent additional information submitted by the applicant, Transport and Regeneration (T&R) have reviewed the planning application and have no objections to the proposals. The application is recommended for approval but with the attached planning conditions to ensure that the development proposals are sound and acceptable.

Full analysis of the highways impact is detailed in the Highways section (para 3.6) of this committee report.

1.5 External Statutory consultation responses

Historic England

Although this application does not lie within an Archaeological Priority Area the two parks cover a large area (over 15 hectares) of undeveloped land within which the proposals envisage extensive earthmoving for flood attenuation and recreational facilities. Although there are no recorded archaeological finds within the park this may simply reflect a lack of previous investigation. There is no evidence of historic settlement but the location close to Roman Watling

Street and along an historic stream may have been attractive to Roman or prehistoric occupation. On balance these factors indicate moderate potential for new discoveries of archaeological interest being revealed and potentially harmed by groundworks.

Framework and GLAAS Charter.

The National Planning Policy Framework (Section 12) and the London Plan (2011 Policy 7.8) emphasise that the conservation of archaeological interest is a material consideration in the planning process. Paragraph 128 of the NPPF says that applicants should submit desk-based assessments, and where appropriate undertake field evaluation, to describe the significance of heritage assets and how they would be affected by the proposed development. This information should be supplied to inform the planning decision. If planning consent is granted paragraph 141 of the NPPF says that applicants should be required to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) and to make this evidence publicly available.

Appraisal of this application using the Greater London Historic Environment Record and information submitted with the application indicates the need for field evaluation to determine appropriate mitigation. However, although the NPPF envisages evaluation being undertaken prior to determination, in this case consideration of the nature of the development, the archaeological interest and/or practical constraints are such that a condition could provide an acceptable safeguard. A condition is therefore recommended to require a two stage process of archaeological investigation comprising: first, evaluation to clarify the nature and extent of surviving remains, followed, if necessary, by a full investigation. The archaeological interest should therefore be conserved by attaching a condition.

Officer Response

Condition attached as requested.

Environmental Agency

Following the Environment Agency's initial objections, we had a site meeting on 5th July at which time we were able to discuss our concerns with the applicant. As a result of these discussions, we are now able to **remove our objections** to this planning application as we are confident that our concerns can be addressed.

On the whole, we are highly supportive of the objective to naturalise the watercourse and to restore natural processes as best feasible, yet also incorporate elements that allow public interaction and enjoyment. We do however recommend that planning permission could only be granted if conditions are attached relating to flood risk, Japanese Knotweed and landscaping. Without these conditions, the proposed development poses an unacceptable risk to the environment and we would object to the application.

Officer response

Condition attached as requested.

Thames Water

There are public sewers crossing or close to these developments. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted for extensions to existing buildings. The applicant is advised to visit thameswater.co.uk/buildover

The depth of excavation above sewers and water mains must not exceed 0.6 metres unless the actual depth of apparatus has been checked in advance (by trial holes). In any event there should be at least 300mm clear between the top of our apparatus and the underside of any excavation. Where there is less than 300 mm clear margin between the top of our apparatus and the underside of any excavation, then machine excavation should cease. Any excavation below that to be hand-dug to expose the pipe at its crown but no further than waist-level.

Unless empirical evidence suggests that our pipework is not at a recommended depth in general accordance with HAUC recommendations, the presumption is that diversionary works are not warranted. Specific for water mains, if road reconstruction extends to below this along straight lengths only, the main can be undermined in short lengths only (exposing only one joint at a time and without destroying any thrust blocks) so that a concrete haunching can be placed in stages to support the pipe.

Trial holes should be dug by hand at locations where you intend to erect signal posts, bollards, columns or other street furniture. Please ensure that posts, guard-railing and bollards are not erected directly over, or within close proximity to, our mains and that they are not placed so as to restrict access to valves/hydrant boxes and/or manholes/covers, etc for maintenance.

Thames Water recognizes the environmental benefits of trees and encourages the planting of them. However, the indiscriminate planting of trees and shrubs can cause serious damage to the public sewerage system. In order for these public sewers to operate satisfactorily, trees and shrubs should not be planted over the route of the sewers.

Water supply comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water

Company, The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ. Tel. - 0845 782 3333.

Sports England

Sports England have raised the following objections:

- 1) The provision of changing accommodation in the new hub building is welcomed but the hub building is not shown on the masterplan? As the plans are developing and there is a commitment to provide changing rooms, Sports England is satisfied to have this secured (including design being agreed) via a condition if possible.
- 2) Gaelic Football – The PPS states that should the NIMR site not come forward then Gaelic Football would be located to Montrose Park. Since the NIMR application has not permitted Sport England would not be able to lift its objection in relation to this element at this stage. Sport England will need more certainty with relation to the Gaelic Football pitch before being able to remove its objection.
- 3) The construction of high quality playing pitches and high standard of pitch maintenance would produce good pitches to point and is welcomed but the ability to shift pitches around allows the more used areas to be ‘rested’ which is also a considerable factor of maintaining high standard playing pitches. Also, uninterrupted areas of playing field, as is currently at Montrose Park, gives more flexibility for playing pitch provision in the future.
- 4) Sport England welcomes the acknowledgement that funfairs and similar should not be located on the pitches.

Officer response

- 1) The new building to be included within the refurbished Montrose Playing Field is still in its design phase and will be the subject of a future application for planning consent. An informative has been attached to this permission stating that any future proposal for the hub building should include changing rooms.
- 2) At present the ability to relocate St Kiernan’s Gaelic Football Club to the former NIMR is to be determined by the GLA. However, a condition has been attached to this permission stating that the relocation of the Gaelic Football Club to Montrose Park would be acceptable if it cannot be located on either NIMR or West Hendon, subject to a submission of a management plan.
- 3) A condition has been implemented requiring details of the layout of paths be submitted. These will then be agreed with the Green Spaces Team and Sports England to ensure the layout of any paths has an acceptable impact on the sports pitches and their orientation.

- 4) The restriction of funfairs on sports pitches has been controlled by condition.

2.0 SITE CHARACTERISTICS

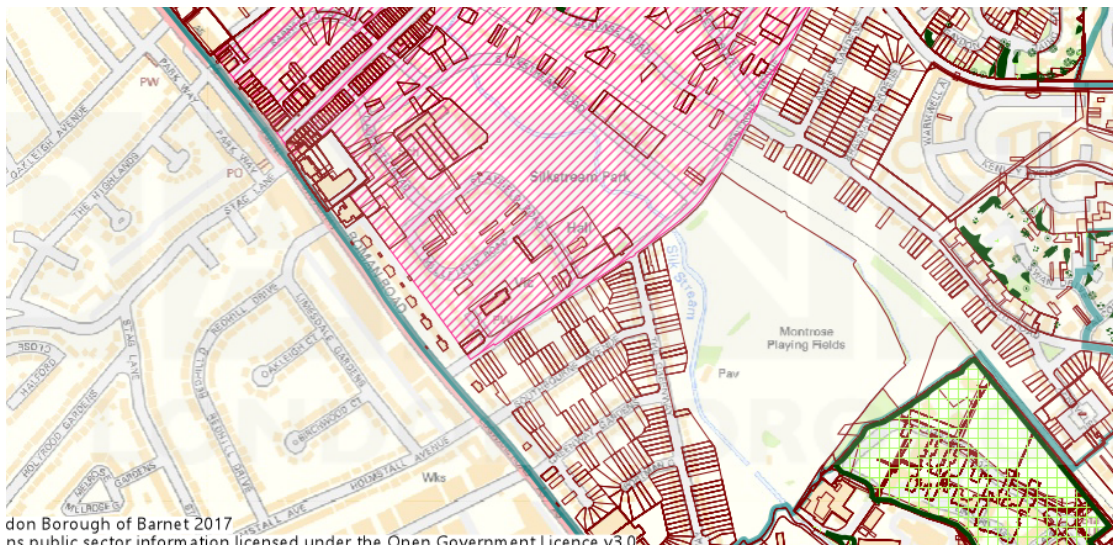
2.1 Site Description

The site is located in the Burnt Oak ward in the western part of the London Borough of Barnet. The application site has an area of 5.2 hectares. It is bounded by Silkstream Road, Playfield Road and the Greenway to the west and by Silkstream Road and Booth Road to the north and east. The Colindale Hospital development site lies at the southern boundary to the site. Montrose Avenue separates Silkstream Park to the north from Montrose Playing Fields to the south, but this application includes this intersecting road within the application site.

The site is not within an area identified and protected as a Site of Importance for Nature Conservation. The site is not located in an area of the borough that is considered deficient in public open space (as identified on Map 10 of LBB Core Strategy DPD 2012).

The proposed site sits within the boundaries of the Colindale regeneration and development area and the Colindale Area Action Plan (CAAP) recognises that Colindale has an important role to play in the borough-wide strategy to protect the most important open and green spaces.

Silkstream Park lies in the Watling Estate Conservation Area (Conservation Area shown by pink hash on plan below). On Montrose Avenue or the surrounding area there are no statutory or locally listed buildings. There are no areas of special archaeological interest, with the nearest one found east of Burnt Oak station to the north of the site. Burnt Oak Broadway is the nearest road that forms part of the strategic road network.



London Borough of Barnet 2017
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Figure 1: Application site boundary (outlined in red) and Watling Estate Conservation Area (pink hash)

2.2 Proposal

This application seeks to carry out a series of improvements and renovations to Silkstream Park and Montrose Playing Fields. These are detailed below:

- The creation of new entrances;
- The installation of new footpaths and cycleways;
- The installation of 9 cycle racks which would accommodate 18 bicycles;
- The installation of new hard paved public realm areas; new bridges and refurbishment of an existing bridge;
- The creation of a new pedestrian and cycle crossing of Montrose Avenue;
- The installation of new road surfaces and road design details on Montrose Avenue;
- The demolition of the existing pavilion building;
- The refurbishment of the existing tram shed building;
- The creation of new flood attenuation areas through amendments to levels and cut and fill operations;
- The installation of new playground facilities and the installation of new skateboarding facilities;
- The installation of new outdoor sports facilities including a multi-use games area, tennis courts, a green gym and basketball hoops;
- The provision of two No. 9 x 9 grass football pitches;
- The installation of occasional play equipment; new tree planting; and new soft landscape planting.

3.0 PRINCIPLE OF THE REDEVELOPMENT OF THE PARKS

3.1 Policy Appraisal

National Planning Policy Framework (NPPF)

Para 73 of the NPPF states that '*Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities*'. It is considered that the proposal is improving the quality of the open spaces of Silkstream Park and Montrose Playing Fields and improving the opportunities for sport and recreation. The proposal will therefore have a beneficial impact on the health and wellbeing of the Burnt Oak community.

London Plan (2016)

Colindale/Burnt Oak is identified as an opportunity area where a minimum 12,500 new homes will be provided through mainly residential-led mixed use development.

Policy 7.18 identifies the need for '*protecting local open spaces and addressing local deficiency*'. The policy sets out the requirement for LDFs to: '*ensure that future open space needs are planned for in areas with the*

potential for substantial change such as opportunity areas, regeneration areas, intensification areas and other local areas' and to 'ensure that open space needs are planned in accordance with green infrastructure strategies to deliver multiple benefits'.

Green infrastructure is considered as a multifunctional network that will *'secure benefits including, but not limited to: biodiversity; natural and historic landscapes; culture; building a sense of place; the economy; sport; recreation; local food production; mitigating and adapting to climate change; water management; and the social benefits that promote individual and community health and well-being'.*

The proposal is not resulting in the loss of any local open space. On the contrary, the works proposed will significantly improve its functionality and usability by securing a range of benefits. These benefits will support sport and recreational uses, improve Silk Stream and soft and hard landscaping. As such the proposal is considered to comply with London Plan policies.

Barnet Council Core Strategy (2012)

CS7: Enhancing and protecting Barnet's open spaces states that Barnet will secure improvements to open spaces including provision for children's play, sports facilities and better access arrangements.

CS11: Improving health and wellbeing states that Barnet will improve health by ensuring increased access to Barnet's green spaces and opportunities for higher levels of physical activity through the Green Infrastructure SPD.

The proposal is creating new children's play areas with new play equipment, new park entrances and improvements to sports facilities within the playing fields. As such, the proposal complies with policy CS7 and CS11.

Barnet Council Development Management Policies (2012)

DM15: Green Belt and Open Space states that *'Open space will be protected from development. In exceptional circumstances loss of open space will be permitted where the following can be satisfied:*

- a. The development proposal is a small scale ancillary use which supports the use of the open space or*
- b. Equivalent or better quality open space provision can be made.*

Any exception will need to ensure that it does not create further public open space deficiency and has no significant impact on biodiversity.'

The proposed refurbishment works are considered to create better quality open space. As such, the proposal is considered to comply with policy DM16.

Green Infrastructure SPD (2017)

This document identifies that 'the provision of Green Infrastructure in and around urban areas contributes towards creating places where people want to live, work and invest; delivering benefits not only to the environment but also to the development of better places. Green infrastructure planning enables a co-ordinated and cross-sectorial approach to be taken across many different sectors. It can increase access to open spaces, contribute to urban cooling, allow greater appreciation of valued landscapes and support healthy living'.

This document states 'The improvement and enhancement of parks in Colindale will deliver significant support to the Council's regeneration initiatives in that area. In support of the Council's regeneration area policies new investment in the parks and open spaces of Colindale and Burnt Oak includes improvements to Montrose Playing Fields, Silkstream Park, Heybourne Park and Colindale Park to be completed by 2021'.

The **Colindale Open Spaces Strategy (2013)** proposes a number of initiatives for green space:

- High intensity, high quality open spaces that are accessible, welcoming, attractive, well used, shared by all groups, well maintained and managed.
- Larger individual local parks with a range of uses including cafés and changing facilities nature conservation areas, playgrounds and sports facilities to allow increased usage for all ages.
- Existing park facilities including sport pitches upgraded and intensified including shared use of open space and school sport facilities to maximise use of the open space resource within Colindale.
- Linked greenways for walking and cycling to promote health and wellbeing with high quality integrated wayfinding, trim trails, public art and public transport connections.
- Enhanced visual links to provide increased visibility of, and inter-visibility between open and public spaces to increase legibility and provide a greater feeling of security.

The proposal will improve the quality of these two green spaces and will implement new and improve existing uses. The proposal will also improve routes for walking and cycling as well as legibility. All of this will increase the usability of Silkstream Park and Montrose Playing Fields. As such, the proposed complies with Colindale Open Spaces Strategy (2013).

Barnet Parks and Open Spaces Strategy (2016)

The strategy proposes that parks and open spaces can deliver a range of positive benefits for the borough and its residents in respect of economic, social and environmental outcomes.

This strategy 'recognises that a clear vision is needed to deliver a whole range of benefits for people who live and work in the borough.'

The benefits identified in this document include:

- enhancing the physical and mental health of residents
- making Barnet a better place to live, work, learn and play
- joining communities together by creating new green links between different parts of the borough
- preparing the borough for the impacts of climate change by controlling flooding,
- reducing pollution and moderating temperatures
- protecting and enhancing the borough's cultural and natural heritage

The proposal complies with the aims of this strategy as it creates new pedestrian and cycle links through this green space, makes improvements to water courses, increases accessibility to green spaces and preserves and enhances the character and appearance of the Watling Estate Conservation Area,

Outdoor Playing Pitch Strategy (2017)

Barnet's Outdoor Playing Pitch Strategy was adopted by the council in March 2017. The strategy will be considered for adoption by Sport England during the determination period for this application and Sport England as a statutory consultee have referred to the OPPS to develop their response to this application.

This strategy assesses the London Borough of Barnet's current quantity and quality of outdoor playing pitch provision and makes recommendations in respect of future provision.

Proposals for outdoor playing pitch provision in this application reflect the findings and recommendations of the strategy in respect of Silkstream Park and Montrose Playing Fields.

3.2 Key components of proposal

3.2.1 New entrances

This application proposes several new entrances to both Silkstream Park and Montrose Playing Fields. The details of these new entrances are outlined below:

Silkstream Park:

- 4 new entrances from Silkstream Road
- 2 new entrances from Montrose Avenue
- 2 new entrances from Playfield Road

Montrose Playing Fields:

- 2 new entrances from Montrose Avenue
- 1 new entrance from Greenway Gardens
- 1 improved and widened entrance from Booth Road
- 1 new entrance from former Colindale Hospital site

The Silkstream Avenue entrance will be paved in brick and will incorporate ornamental planting, seating and signage. Primary and secondary routes will connect this entrance to the public open space beyond.

The Booth Road entrance is currently constricted by fencing preventing access to the TfL tube line embankment. Where this land is in the ownership of the London Borough of Barnet on the south-west side of the underpass access to the playing fields, the entranceway will be widened to create an open and welcoming approach to the open space.

Where accesses to the open spaces are implemented along road edges (i.e. along Silkstream Road and Playfield Road), the existing edge will be de-cluttered by clearing sight lines interrupted by stands of new trees and areas of short and long grass. Timber bollards will be however implemented along these edges as necessary to prevent unlicensed vehicular ingress.

The connection of Silkstream Park and Montrose Playing Fields across Montrose Avenue will be simplified to create a sense of continuous open space. The installation of a raised table along the existing boundary in Montrose Avenue will create the sense of a level connection between these two green spaces. This connection will be strengthened by the removal of boundary railings that currently act as a barrier between these two open spaces. Access to the road crossing will be made through ramped footpaths and steps. As part of the consultation process, Highways have been consulted regarding the new treatments to this part of Montrose Avenue. They have raised no objection to this treatment.

3.2.2 New bridge crossings

This application seeks permission for five new bridges to be included, two within Silkstream Park and three within Montrose Playing Fields.

The submitted Design and Access Statement states that *'the bridges are intentional interruptions of materiality and stand out from distance in white'*.

These new bridges improves access into and throughout the site and is therefore considered to represent a positive addition.

The walking surface of the decks is formed from bright-galvanised perforated steel planks. The finish to the steel is red oxide anti-corrosive primer with a polysiloxane finish coat in traffic white. The raised and lowered profile of the perforations give grip to the deck surface and allow water to pass through to a

drainage layer below the walking surface.

The balustrades will be of solid steel tubes, rising out of an edging plate with upstand to prevent accidental kick damage to the bottom of the balustrade material. The vertical infill will be of perforated steel, finished in powder coated traffic white. The fixing detail at top and bottom of the robust steel sheets will allow the balustrade to be repaired if damaged or replaced when beyond repair.

3.2.3 The refurbishment of the existing tram shed

The tram shed building lies in the south-west area of Montrose Playing Fields. It is a distinctive, historic building and, as such, its refurbishment is considered appropriate. The refurbishment will provide this building with power and water. It is proposed that the refurbished tram shed building will be converted for use as a volunteer base and store. The Council has no objection to this use being accommodated within this building.

A condition has been attached to this permission requiring that a management plan be submitted for this tram shed, specifying the hours of use, this building's management. Any extensions or external changes to this building (e.g. implementation of new windows or doors) will be subject to a separate planning application.

3.2.4 New playgrounds

Play opportunities within both green spaces are currently limited. The proposed refurbishment seeks to introduce a variety of play equipment to serve the local community and improve the current deficiency.

A new equipment-based playground will be re-provided on the current site in Silkstream Park. The new playground will include fixed play equipment for children between the ages of 4 and 12 years of age.

A second playground will be provided in Montrose Playing Fields in close proximity to the proposed café building. This playground will be targeted at a younger age range (2-9 years) with a variety of more traditional play equipment being proposed. This playground edge will be defined by playable planting and bunding but will be open to the rest of the park.

This application also proposes a variety of incidental play opportunities to be installed at different positions around the site, including the eastern edge of Montrose Playing Fields.

3.2.5 New skateboarding facilities

The refurbishment project proposes a new skateboarding facility close to the Youth Zone building approved under application 17/1713/FUL. The skateboard facility will include a variety of skating features in a purpose-designed contoured landscape. The public realm area between the formal

skateboard area and the Youth Zone will be constructed to support skateboard use.

This proposed facility is considered appropriate for a park as it is a recreational use. The proposed skateboarding area is located far enough from residential units to not have a detrimental impact in terms of noise and disturbance. Its location by the Youth Zone building is considered appropriate.

3.2.6 New sports facilities and fitness equipment

The Council's new Outdoor Playing Pitch Strategy will propose a low level of demand for outdoor playing pitches on Montrose Playing Fields. The strategy proposes the retention of a single 9 x 9 grass pitch and this will be re-provided on the existing Gaelic football pitch which is a levelled surface with incorporated drainage. The refurbishment scheme does not include any further allocation of formal grass pitches but opportunities for informal ball games play across the site will be retained. Following consultation with Sports England, the proposed pathways which originally cut through the sports pitch will be reviewed under condition.

The scheme proposes the provision of a range of hard-surface sports opportunities along the northern boundary of the site close to the Youth Zone hub. This will include two new tennis courts, a free sports area with basketball, a free style soccer area, an outdoor gym and concrete bench seating for participants and spectators. These proposed new surfaces provide a range of opportunities for sport and therefore are supported by the Local Planning Authority. A condition has been attached requiring details of hardsurfacing materials be submitted for approval to the Local Authority. This will ensure the materials proposed are of a high quality and the appearance of the new hard surfaces will not have a detrimental impact on the character of the park.

3.2.7 The demolition of the existing pavilion building and the provision of a new park hub and café building

The current pavilion building lies in the south-west area of Montrose Playing Fields. It is currently under-used and this application seeks to demolish this building and replace it with a new park hub and café building. The building is positioned within Flood Zone 3b and a consequent presumption against development (including change of use) will restrict the uses to which it can be put.

The Council's emerging Outdoor Playing Pitch Strategy has established a low level of demand for playing pitches in Montrose Park, insufficient to justify the retention or re-provision of changing facilities on this site. Given these factors, the refurbishment project proposes the demolition of the existing changing room building and the provision of a new park café and hub building towards the centre of the site. This building will be the subject of a future application but the proposed site is indicated in the park masterplan.

The Council does not consider the loss of the pavilion to be detrimental to the character of the park or local area. Furthermore, it is considered that the proposed cafe use would be ancillary to the park. As such, the Council is open to the proposal of a new café hub building. However, a separate application would need to be submitted in order to agree the size and design of this facility.

3.2.8 New park furniture and lighting

A range of different types of seating have been proposed under this application. This includes a single bench type of varying lengths (in steel with a timber slat) which has been selected for ease of maintenance and armchair style seating. Seating is proposed to be concentrated at entrances, at key nodes and activity areas. Concrete seating walls will be installed in playgrounds and in the active sports zone. Other parks furniture will consist of cycle racks, litter bins, bollards and signage. All of this is required to ensure the functionality and usability of these green spaces.

Signage will conform to Legible London guidelines and will be provided through fingerpost directional signage and a number of interpretative information and map panels both at entrances and at strategic points across the site. Litter bins will be fabricated in powder coated steel with a capacity of 45 litres. Bins will have a hinged door and an internal emptying bin in galvanised steel. Bins will be located at strategic locations – entrances, key nodes and areas of intensive use, next to benches and around the events area. Details of refuse storage will need to be submitted under a condition (see full details in the conditions section of this report).

The use of bollards will be limited to edges of both green spaces (specifically Playfield Road, the western end of Montrose Avenue and sections of Silkstream Road) where there is a risk of vehicular ingress and unlicensed occupation of the sites.

The submitted design and access statement states that *'the range of furniture selected is intended to provide consistency and coherence across the site using appropriate high quality and robust materials suited to an urban park environment'*. A condition has been attached requesting details of the proposed furniture and materials be submitted. This will ensure these additions are of a high quality.

3.3 Impact on surrounding residential amenities

The proposed new playground areas and new features which will be the focus of activity are located at a distance (e.g. Silkstream Park play area will be circa 17 metres to the front boundary and 23 metres to the front elevations of these properties) from neighbouring residential properties. The proposed Montrose play ground is located a significant distance from residential properties. This separation distance is considered sufficient to mitigate any disturbance resulting from the increased activity in these areas. As per current arrangements, the park will be locked during at night, meaning that there

should not be any noise or disturbance in the park during potentially anti-social hours.

The new community hub building will require planning permission. Therefore, the scale and design of this new facility and its impact on nearby residential units will be considered during the application appraisal stage.

A management plan for the refurbished tram has been requested under condition. This will ensure its hour of use and activities will not have a detrimental impact on nearby residential units.

3.4 Impact on the Watling Estate Conservation Area

The Watling Estate Conservation area cover lies in Burnt Oak between Edgware, Mill Hill and Colindale in the northwest part of the London Borough of Barnet. It covers an area of 158 hectares. There are a number of other significant places in the vicinity, including the Hendon RAF museum to the south. Silkstream Park lies fully within the conservation area and Montrose Playing Field's northern boundary adjoins the conservation area.

Section 4.3 of the Watling Estate Conservation Area Character Appraisal states the following regarding Montrose and Silkstream Playing fields:

'There is a large tract of open space running through the middle of the estate. This follows the meandering lines of the Silk Stream and its tributary from the north of the estate to the south. There are three distinct parts of this tract, The Meads (3.5 hectares) to the north of Deansbrook Road, Watling Park (10 hectares) between Deansbrook Road and Watling Avenue, and Silkstream Park (10 hectares) in the south. Each area has its own character'.

Section 4.3 also states:

'All the parks, playing fields and open spaces are key features and offer an important amenity in the area. The relationship between open spaces and buildings was an important part of Garden Suburb planning. The views afforded both from and to the parks, the way buildings bound the open spaces and the link created by the open space across the area all help to define the estate's character'.

Section 6.2 of the Character appraisal identifies a principal negative feature as:

'the link way to the Silk Stream is very poor. Whilst some attempts have been made to improve this route by means of low key enhancements, it remains dirty, unpleasant and has no lighting. The water in the Silk Stream is stagnant at this point. There is however great potential to provide a pedestrian link into green spaces to the south and to the rear of the station to the north.'

The Character appraisal does not identify any particular developments to these open spaces which would be detrimental to the character of the Conservation Area. It is considered that the works proposed under this

application, by means of the types of development and their design, will not have a detrimental impact on the character and appearance of the Conservation Area. There will be no negative impact on the relationship between open spaces and the surrounding buildings as identified in Section 4.3 of the character appraisal. The improvements will enhance this existing amenity and the appearance of Silk Stream itself.

3.5 Relationship of parks improvements with the Youth Zone

Earlier this year a single storey Youth Zone building was approved to be constructed in the northern part of Montrose Playing Fields (planning reference: 17/1713/FUL, approved 14/08/2017).

Although the Youth Zone lies outside the red line boundary of this application, the two schemes do interact and conditions and accesses to the Youth Zone site does overlap with the application for the parks improvements. To ensure consistency with these two applications, a condition has been implemented requiring that an integrated plan be submitted to the Local Planning Authority for approval showing how the two development sites will interact.

3.6 Highways

Details of the predicted traffic and transportation implications are summarised below.

3.6.1 Trip generation and impact

The development site is a combination of the two existing parks of Montrose Playing Fields and Silkstream Park for refurbishment and development into a comprehensive contiguous landscaped public open space and park that can be integrated and used as one.

In term of vehicular traffic generation, it is considered that there will be negligible impact on the surrounding roads as a result of the new site, in comparison with the existing uses. Therefore, no further assessment was needed in this regard. However, the applicant proposed to undertake general improvements to accessibility footpaths and cycleways and connectivity between the two spaces, and these are discussed in the subsequent paragraphs.

3.6.2 Public transport

The site has a range of PTAL between 3 and 5, which implies that the public transport accessibility is high. Whilst this may not be up to the high end of PTAL level 6, there are nearby buses which are expected to be actively and positively used by the visitors to the site. Daily trips using public transport will be made by the bus and rail during the highway peak hours.

Public transport is provided by the following local bus routes accessed from nearby bus stops located approximately within 400m from the application site

with existing high frequency bus routes. The nearest bus stop is located on the eastern side of Lanacre Avenue, 400m from the application site, served by bus routes 186 and 204. Three additional bus route services can be found along Burnt Oak Broadway. The following are some available routes that can be used to access the site:

Route 186 (Lanacre): Hospital - Harrow Town Centre - Harrow & Wealdstone Station - Belmont Health Centre - Canons Park Station - Edgware Station - Mill Hill Circus - Mill Hill Broadway Station - Hendon Central Station - Brent Cross Shopping Centre

Route 204 (Lanacre): Sudbury Town Station - Wembley Central Station - Preston Road Station - Kingsbury Station - Colindale Station - Burnt Oak Leisure Centre - Burnt Oak Station - Edgware Community Hospital - Edgware Station

Route 32 (Burnt Oak): Kilburn Park Station - Brondesbury Station - Cricklewood Broadway - Hendon Magistrates Court - The Greenway - Montrose Avenue - Burnt Oak Broadway - Edgware Community Hospital - Edgware Station

Route 142 (Burnt Oak): Watford Junction Rail Station - Watford High Street Station - Bushey Station - Red Lion Pub - Common Road - Stanmore Station - Park Grove - Edgware Station - Montrose Avenue - Park Road - Etheridge Road - Brent Cross Shopping Centre

Route 292 (Burnt Oak): Colindale Superstores - Montrose Avenue - Burnt Oak Broadway - Edgware Community Hospital - Edgware Station - The Fairway - Elstree Studios - Elstree & Borehamwood Station - Rissington Avenue

The closest rail station is Mill Hill Broadway, approximately 1.77km away and serving areas such as Hendon, Cricklewood, West Hampstead Thameslink, London St Pancras, St Albans, and Wimbledon. The closest London Underground station is at Burnt Oak on the Northern line, at a walking distance of 700m or nine minutes from the site.

3.6.3 Parking and accessibility

The development scheme is not expected to generate excessive cars trips to the site, in order to push the demand for parking higher than already exists. Hence, there is no dedicated general parking on the site, and this is acceptable to the Council. However, there will be need for disabled parking, and drop-offs and pick-ups. A drop-off/pick-up zone can be created on the highway immediately adjacent the development site, along Montrose Avenue.

It will thus be required that the highway treatment proposed for the section of Montrose Avenue lying between the two open spaces is rationalized and improved for parking to enhance visibility along the highway and the safety of pedestrians and cyclists making use of the proposed new crossing. A new

crossing would also be beneficial to the proposed Montrose Youth Zone, and therefore welcomed. Condition 11 therefore suggested that both schemes should ensure that there is integration in order for the benefits to be widely realized.

A new raised table will be installed on Montrose Avenue between the two open spaces and a new road crossing installed. Boundary railings will also be removed and bollards installed (to prevent unlicensed incursions) and parking rationalised to provide clear sight lines and to enhance a sense of connectivity between the two spaces. These works will be undertaken by the Council upon approval of details.

The proposed hierarchy of footpath routes to be created for a continuous combined footpath and cycleway running north-west to south-east across both sites is laudable. The proposals will also ensure that all new footpaths is Disability Discrimination Act (DDA) compliant. Details will be approved under Condition 13 to ensure that Council standards are maintained across the site.

In term of cycle infrastructure the proposed development provides a new combined pedestrian and cycle route linking the Barnfield Road/Silkstream Road park entrance with the new entrance connecting Montrose Playing Fields with the Colindale Hospital regeneration site. This intervention fulfills the requirements of the 'Quietways' scheme and the aspiration to create an off-road route connecting Brent Cross with West Hendon. The development also proposed to install cycle stands at key locations including at entrances, adjacent to existing and proposed buildings, adjacent to play areas and sports facilities.

3.6.4 Access (Vehicular, pedestrians and cyclists)

The Silkstream Road entrance provides access and a connection to Watling Avenue, and this is proposed to be quality primary and secondary routes that will connect this entrance to the public open space and beyond.

Condition 10 is required to retain access to the adjacent Montrose Park site – which is also subject to planning (ref 17/1713/FUL Montrose Youth Zone). In view of proximity of the access, the developer of the Youth Zone has been asked to build a new improved access to the park. This access will also serve as a pedestrian access into Montrose Park.

The existing site also has a footpath used by park visitors to access Montrose Park. This is proposed to be relocated adjacent to the Youth Zone's boundary. Since the layout needs to be agreed in conjunction with the Montrose Youth Zone developer, Condition 10 ensures that the detailed plans for this will be undertaken in collaboration with the Montrose Park and Silk Stream masterplan developers. Details will include stopping up and diversion of this footpath to ensure a safe, convenient and an integrated connection for pedestrians into the existing surrounding facilities.

There will be a requirement for a Road Safety Audit (RSA) to check visibility is sufficient and that no safety issues will be introduced due to the location of the

proposed accesses and new crossings on Montrose Avenue, specifically in regards to the introduction of official parking bays within the visibility splays Condition 18.

In terms of highways, stopping up and land ownership plans will need to be revised showing the proposed layouts and footways in association with the new accesses to both the Montrose Youth Zone and the Montrose Park. Stopping up details will be required and agreed via Condition 13. The requirement that details of the proposed works to be undertaken to the existing public highways and un-adopted road layouts shall have been approved in writing by the Local Planning Authority and implemented prior to the formal opening of the development will be included in this condition.

3.6.5 Management Plans

A full Delivery and Servicing Plan (Condition 15) and also a Construction Environmental Management Plan (Condition 14) will be provided which is expected to be used to control and minimize any impact of construction and delivery services. Construction staff parking will be provided within the site and managed with controls to ensure that overspill parking at non-restricted parking areas is avoided. Waste collection is also proposed to be controlled via a Refuse and Recycling Collection Strategy (Condition 9).

4.0 EQUALITY AND DIVERSITY ISSUES

Section 149 of the Equality Act 2010, which came into force on 5th April 2011, imposes important duties on public authorities in the exercise of their functions, including a duty to have regard to the need to:

“(a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;

(c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.”

For the purposes of this obligation the term “protected characteristic” includes:

- age;
- disability;
- gender reassignment;
- pregnancy and maternity;
- race;
- religion or belief;
- sex; and
- sexual orientation.

Officers have in considering this application and preparing this report had regard to the requirements of this section and have concluded that a decision to grant planning permission for this proposed development will comply with the Council’s statutory duty under this important legislation.

The site is accessible by various modes of transport, including by foot, bicycle, public transport and private car, thus providing a range of transport choices for all users of the site.

The proposals are considered to be in accordance with national, regional and local policy by establishing an inclusive design, providing an environment which is accessible to all.

5.0 CONCLUSION

In conclusion, the scheme is considered acceptable and has regard to relevant policies and guidance. This application is therefore recommended for approval.

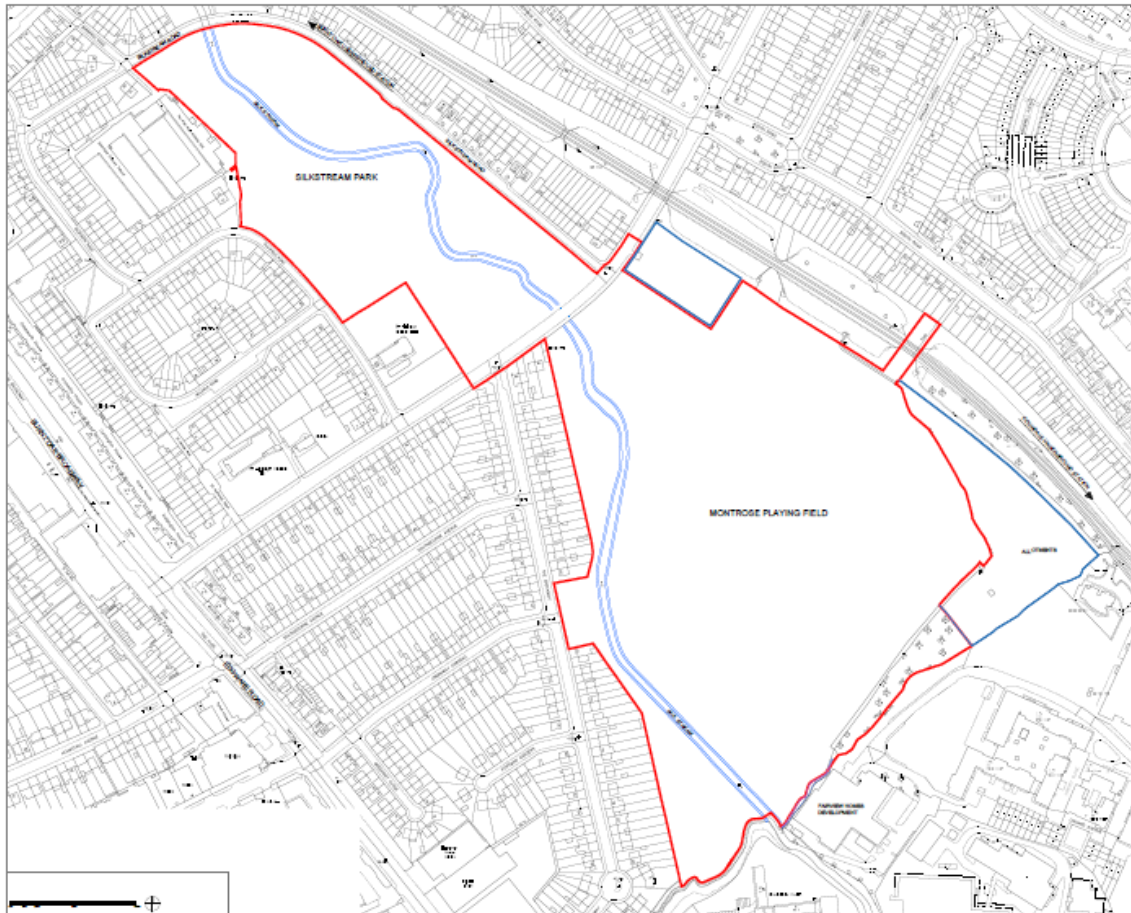
6.0 INFORMATIVES

- 1) Tree and shrub species selected for landscaping/replacement planting provide long term resilience to pest, diseases and climate change. The diverse range of species and variety will help prevent rapid spread of any disease. In addition to this, all trees, shrubs and herbaceous plants must adhere to basic bio-security measures to prevent accidental release of pest and diseases and must follow the guidelines below.

An overarching recommendation is to follow *BS 8545: Trees: From Nursery to independence in the Landscape. Recommendations* and that in the interest of Bio-security, trees should not be imported directly from European suppliers and planted straight into the field, but spend a full growing season in a British nursery to ensure plant health and noninfection by foreign pests or disease. This is the appropriate measure to address the introduction of diseases such as Oak Processionary Moth and Chalara of Ash. All trees to be planted must have been held in quarantine.

- 2) Under the terms of the Environmental Permitting Regulations, a Flood Risk Activity Permit is required from the Environment Agency for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Silkstream, designated a 'main river'. Details of lower risk activities that may be Excluded or Exempt from the Permitting Regulations can be found on the gov.uk website. A permit will definitely be required for this particular development proposal, including for any morphological enhancement work and temporary works during preparatory stages. Please contact us at PSO-Thames@environment-agency.gov.uk for more information.
- 3) For use of herbicides in or near to water, prior consultation and approval from the Environment Agency is required before the first application. This is to ensure that the herbicides will not have a detrimental effect on the riverine habitat.
- 4) This permission relates to the works outlined in the application description and does not include the construction of a new 'café hub' building. The construction of a new café hub building will have to be appraised under a separate planning application.
- 5) Any new café hub building application will be expected to include changing facilities in line with Sports England comments.
- 6) Any new buildings or structures required to support sports uses which are not detailed in this application (e.g. floodlighting, changing rooms, sports equipment storage building) will require planning permission.

APPENDIX 1: SITE LOCATION PLAN



APPENDIX 2: PLANNING HISTORY

Reference number: 17/1713/FUL

Description: Erection of part single storey, part two storey Youth Zone including multiuse sports hall, floodlit roof level MUGA/kick pitch, music suite, indoor/outdoor recreation areas, and café/kitchen

Decision: Approve subject to conditions

Decision date: 14/08/2017