

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

- 2 This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s).

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

- 4 a) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until details of temporary tree protection 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 scheme of temporary tree protection as 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.

Reason: To safeguard the health of existing tree(s) 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 (adopted September 2012) and Policy 7.21 of the London Plan 2015.

- 5 a) No development or site works shall take place on site until a 'Demolition and Construction Management and Logistics Plan' has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Management and Logistics Plan submitted shall include, but not be limited to, the following:

- i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
- ii. site preparation and construction stages of the development;
- iii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
- iv. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- v. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;

- vi. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- vii. noise mitigation measures for all plant and processors;
- viii. details of contractors compound and car parking arrangements;
- ix. details of interim car parking management arrangements for the duration of construction;
- x. details of a community liaison contact for the duration of all works associated with the development.

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

Reason: In the interests of highway safety and good air quality in accordance with Policies DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and Policies 5.3, 5.18, 7.14 and 7.15 of the London Plan (2016).

Informative(s):

- 1 In accordance with paragraphs 186-187, 188-195 and 196-198 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.
- 2 The cafe use proposed is considered to be ancillary to the main use of the site. Its use in any way other than as set out in the approved application may require a further application for planning permission.

Officer's Assessment

1. Site Description

The application site is located on the western side of Holders Hill Road in the Mill Hill ward. Hendon Cemetery was founded in 1899 by the Abney Park Cemetery Company, with the crematorium subsequently added in 1922. The gatehouse was designed by A.A. Bonella and is of an Old English style, featuring a half-timbered entrance arch and roughcast walls with Gothic lettering in stone (Cherry & Pevsner, 1998). The crenelated parapet bears some damage, whilst parts of the roof of the north range are overgrown with vegetation. The interior of the north range and half-timbered sections was previously gutted by fire and in need of wholesale restoration.

The gatehouse was Locally Listed by the London Borough of Barnet on the 30th April 1986. The grounds of the cemetery are incorporated within the designated Metropolitan Green Belt.

The application site is not located within a Conservation Area.

2. Site History

Reference: 17/4115/192

Address: Hendon Cemetery And Crematorium, Holders Hill Road, London, NW7 1NB

Decision: Lawful

Decision Date: 5 July 2017

Description: Erection of 12no mausoleum blocks at Hendon Cemetery And Crematorium

Reference: H/03398/13

Address: Hendon Cemetery And Crematorium, Holders Hill Road, London, NW7 1NB

Decision: Approved subject to conditions

Decision Date: 9 September 2013

Description: Installation of dry air cooler on roof of crematorium.

3. Proposal

This application seeks consent for the restoration of gatehouse building incorporating repairs to tiled roof, parapet, restoration and replacement of windows and doors to front and rear elevation, installation of new doors to rear elevation. Use of gatehouse as public reception, staff offices, cafe and function room incidental to the cemetery and crematorium.

4. Public Consultation

A site notice was erected on 5th July 2018

Consultation letters were sent to 78 neighbouring properties.

2 objections have been received

The views of objectors can be summarised as follows;

- Impact on parking and access

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was updated in 2018. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

One of the objectives of the NPPF in achieving sustainable development is "Promoting Healthy Communities". This recognises that the Local Authority can help create healthy and inclusive communities, through the involvement of all groups of the community and creation and use of shared spaces and community facilities, ensuring that there is no unnecessary loss of facilities and services.

The Mayor's London Plan 2016

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5, CS9, CS10, CS15,
- Relevant Development Management Policies: DM01, DM02, DM03, DM04, DM13, DM15, DM16 and DM17.

Supplementary Planning Documents

Sustainable Design and Construction SPD (2016)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether the redevelopment would be a visually obtrusive form of development which would detract from the character and appearance of the street scene

- Whether harm would be caused to the living conditions of neighbouring residents;

5.3 Assessment of proposals

Impact on character and appearance

This application seeks consent for a full restoration and renovation of the derelict Gatehouse, the provision of improved reception, office and private consultation space within the Gatehouse building and creation of a café facility for users of Hendon C&C and members of the public.

The north range and gatehouse are presently unoccupied and have been for some time. The proposed uses will involve the relocation of the existing cemetery staff offices and visitor reception into a more appropriate layout. The small café provides only a limited number of covers, whilst the function room will enable small wakes etc.

The café will serve mainly snack foods (sandwiches, panini's, cakes, baked potatoes) + cold/hot drinks and will only have a limited number of covers. An electric oven will be used within the kitchen and no gas cooking or frying will occur. There are two kitchen windows that will provide natural cross ventilation. Following informal consultation with the Council's Environmental Health department no objection is raised to this and no further conditions relating to the café are required.

The works to facilitate the restoration of the exterior fabric of the building will be carried out using matching materials and will replicate the existing features of the north wing and gatehouse. The fenestration will be restored where possible and where new details are required the windows will be constructed using the same materials, dimensions, depth of reveal and detailing.

The proposal to site the new entrance at the rear of the building facing into the cemetery ensures no change occurs to the main streetside elevation and therefore will result in limited impact to the perceived significance of the host locally listed building.

All vegetation surrounding the gatehouse building has been removed, as it was damaging the building structure over time due to growing through the walls and roof. It is proposed to include external landscaping within the completed scheme but this will be submitted within a separate planning application in due course.

The proposed refurbishment of the main gatehouse building fronting Holders Hill Road is supported, as it will provide a more active frontage to the site and improve the visual appearance of the main building which will help to further enhance the significance of the locally listed building. The works proposed include the installation of new doors to rear elevation in place of existing window and repairs to the crenelated parapet.

The proposed internal alterations do not require formal consent as they relate to a locally listed building. The internal fabric is not protected. The internal works will retain the overall layout of the building including the corridor, archway and fireplaces but require the demolition and erection of new internal walls. However, it should be noted that following fire damage and the length of time the building has stood vacant, many original features have been lost including doors, frames and skirtings. Nonetheless, any remaining original feature will be retained and where possible restored.

Given the works are to a locally listed building which is not afforded protection to its internal features, it is not considered that the internal proposals will result in any loss of significance to this heritage asset.

It is considered that the revived occupation of the building would not in itself constitute a material change of use for the purposes of planning law and - with their limited physical manifestation - remain commensurate with the character and appearance of the Locally Listed Building

Impact on neighbouring amenity

The proposals are designed to enhance the facilities provided for families attending the Cemetery and Crematorium. It is considered that the proposals, in terms of the activities on site and the minimal external changes would not have any significant impact on the amenities of occupiers of neighbouring residential properties.

In conclusion, the proposed development is considered to be acceptable. It is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.

5.4 Response to Public Consultation

The concerns raised by objectors relate to the impact of the proposals on traffic and parking both during construction and after. In order to address the concerns during the refurbishment process a construction management plan condition has been suggested in order for details such as the parking of vehicles for site operatives and visitors to be provided prior to the works commencing. It is considered that levels of traffic visiting the site after development is unlikely to materially increase as a result of the development proposals.

6. Equality and Diversity Issues

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and support the Council in meeting its statutory equality responsibilities.

7. Conclusion

Having taken all material considerations into account, the proposals would not detrimentally impact on the qualities of the application site and protect the character of this part of the East Finchley ward. The proposed alterations are such that, as conditioned, it preserves the amenities of the occupiers of the neighbouring properties and the character and appearance of the individual site, street scene and wider area.



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