

Location **The Hippodrome North End Road London NW11 7RP**

Reference: **18/4397/LBC** Received: 16th July 2018
Accepted: 17th July 2018

Ward: Garden Suburb Expiry 11th September 2018

Applicant: Mr Razi Zadeh

Proposal: Refurbishment of kitchen and instalment of fan extractor

Recommendation: Approve subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

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

- 01 Rev A (Site Plan and Design Statement)
- 02 Rev A (Existing Plan)
- 03 Rev B (Proposed Plans)

- Noise Impact Assessment
- R02 6 Rectangular Silencer
- Airclean Air Filter
- Airclean General Purpose Bag Filters
- Helios Brochure

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 and DM06 of the Local Plan Development Management Policies DPD (adopted September 2012).

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

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

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural or historic interest of the Listed Building in accordance with Policy DM06 of the Development Management Policies DPD (adopted September 2012) and CS NPPF of the Local Plan Core Strategy (adopted September 2012).

- 4 The level of noise emitted from the ventilation / extraction plant hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012) and 7.15 of the London Plan 2015.

Informative(s):

- 1 In accordance with paragraphs 38-57 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.

Officer's Assessment

1. Site Description

The application site is located on the northern side of North End Road, in front of the underground station and within Area 2 of the Golders Green Town Centre Conservation Area. The application property is a Grade II listed building, built in 1913 and formerly used as a radio studio and concert space for the BBC. It is currently being used as an Islamic Centre.

2. Site History

Reference: 18/2595/LBC

Address: The Hippodrome, North End Road, London, NW11 7RP

Decision: Approved subject to conditions

Decision Date: 03.07.2018

Description: Toilet refurbishment

Reference: 17/5846/S73

Address: The Hippodrome, North End Road, London, NW11 7RP

Decision: Pending consideration

Decision Date: N/A

Description: Variation of conditions 1 (Hours of Opening) and 2 (Use) of planning permission reference C00222W/07 dated 16/03/2007 for 'To use building as a church to enrich community with schemes for children, unemployed, elderly etc. To hold concerts, conferences, drama and dance festivals.' The variations are: 1) Alter the wording of condition 1 to increase opening hours by one hour from 8:00am - 11.30pm to 8:00am - 12.30am on any day of the week; 2) Alter the wording of condition 2 to read 'place of worship' rather than church.

Reference: 16/2773/ADV

Address: The Hippodrome, North End Road, London, NW11 7RP

Decision: Approved subject to conditions

Decision Date: 25.10.2016

Description: Installation of 1no. replacement bus shelter including 1no. double-sided digital display advertising unit at departure end of the structure.

Reference: F/02981/14

Address: The Hippodrome, North End Road, London, NW11 7RP

Decision: Approved subject to conditions

Decision Date: 07.08.2014

Description: Erection of a commemorative blue plaque at the Hippodrome Theatre in Golders Green.

Reference: F/00239/11

Address: The Hippodrome, North End Road, London, NW11 7RP

Decision: Approved subject to conditions

Decision Date: 27.05.2011

Description: Retention of internal restoration work including; removal of internal walls and insertion of new shelving and seating. LISTED BUILDING CONSENT

3. Proposal

The application seeks listed building consent for the refurbishment of the existing kitchen and installation of new extraction / ventilation system.

The proposal has been amended during the course of the application to include the following changes:

- Length and overall height of proposed flue has been reduced.

4. Public Consultation

A site notice was posted on 26.07.2018 and an advertisement was published in the Barnet Press on 26.07.2018.

14 letters have been received, comprising 14 letters of objection.

The objections received can be summarised as follows:

- Listed building should not be modernised and replaced to a new interior;
- Professional kitchen is not appropriate;
- Insufficient details submitted;
- Proposal will result in an increased intensity of the site;
- Proposal will result in increased noise, traffic, parking, pollution;
- Proposal will increase social unrest;
- Proposed change of use of centre is still being considered;

Consultee Responses

Urban Design & Heritage - No objections following amendments.

Historic England - On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions, details of which are attached.

Environmental Health - No objections.

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

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

The National Planning Policy Framework (NPPF) was published on 24th July 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.

It is one of the core principles of the NPPF that heritage assets should be conserved in a manner appropriate to their significance. Chapter 16 of the National Planning Policy Framework at paragraph 190 sets out that the local planning authority should identify and assess the particular significance of any heritage asset...They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

The Mayor's London Plan 2016

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2050. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

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

The London Plan is currently under review. Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft London Plan. Although this weight will increase as the Draft London Plan progresses to examination stage and beyond, applications should continue to be determined in accordance with the adopted London Plan

Barnet's Local Plan (2012)

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

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
- Relevant Development Management Policies: DM06

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether harm would be caused to the character and appearance as a building of special architectural or historic interest.

5.3 Assessment of proposals

The Golders Green Hippodrome is designated as a Grade II listed building. Its listing on the Historic England website states the following:

Former variety theatre, now concert hall and studio, 1913 by Bertie Crewe. Brick and concrete, rendered on main facades, with partial steel frame, asphalt roof with octagonal cupola. Rectangular plan on prominent corner site, where lies the entrance. Main facade of three storeys and seven bays faces bus station to side between rusticated stair towers with Diocletian attic windows. Giant Ionic order, with pediments over second floor windows. All windows small paned casements, some with coloured leaded glass. Exit doors in centre, formerly giving access to the pit and gallery, are panelled with small coloured leaded lights. Elevation to North End Road similarly seven bays between rusticated towers, with Ionic order and smaller casements but identical exit doors. Corner entrance has three double panelled doors with bevelled glass between Tuscan columns.

Interior. Entrance foyer with moulded dentil frieze and thin swags leads to terrazzo-floored stairs. Doorcases to stalls and circle entrances have fluted Egyptian-inspired columns and swags. Auditorium with proscenium, extended stage and two circles, the upper partially blocked. Square proscenium with triglyph cornice and deep cove is flanked by giant Doric columns separating boxes; above these are urns and pediments surmounted by charioteers pulled by lions. Double doors at sides of balconies, the upper pedimented and with a frieze of heads and swags over, the lower with engaged Doric columns in front supporting serpentine ends of gallery. Plaster panels and pilasters on side walls. The upper balcony front pure Doric, the lower with more Renaissance loucheness. Coffered ceiling.

Listed as a rare example of a surviving suburban theatre, largely intact.

Section 16(2) of the Planning (Listed buildings and Conservation Area) Act 1990 states that 'In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

In addition, Policy DM06 of Barnet's Development Management Policies DPD states that there will be a presumption in favour of the conservation of listed buildings.

After conducting a site visit with the Conservation Officer, it is acknowledged that the interior of the existing kitchen contains no architectural or historic features. The previous kitchen facilities have been removed, however, there remains the existing extraction ducting that leads to the external plant. Given the proposal simply seeks to replace and reconfigure the existing facilities, the Conservation Officer is satisfied that the principle of these works would not constitute harm to any significance of this area of the heritage asset.

Externally, a new extractor flue is proposed. The overall height of the flue has been significantly reduced during the application and is considered more reflective of the existing low-level collection of extraction units in this area. The rear elevation faces onto the underground tracks and associated buildings. The public visibility of this elevation is limited and this elevation has lesser architectural merit. As such the proposal is considered a less intrusive solution and will not be detrimental to the heritage asset.

Having regard to the above, no material harm to the designated heritage asset has been identified and therefore the proposal is considered to be compliant in accordance with Policy DM06 of the Development Management Policies. Due regard has been given to the provisions of Section 16 of the Planning (Listed Building and Conservation Areas) Act 1990.

5.4 Response to Public Consultation

A number of comments have been received which raise a number of concerns relating to the use of the building, increase in noise, traffic and parking. However, the application submitted is for listed building consent and the issues raised are not material to the consideration of this proposal.

6. Equality and Diversity Issues

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

7. Conclusion

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This application is therefore recommended for approval.

