

Location **The Bobath Centre 250 East End Road London N2 8AU**

Reference: **18/4548/LBC** Received: 23rd July 2018
Accepted: 6th August 2018

Ward: East Finchley Expiry 1st October 2018

Applicant: .

Proposal: Partial demolition of existing buildings, including rear extensions and link building and removal of external ramps and other additions. Construction of new extensions to the rear and west of the retained existing buildings and creation of external playground. Internal works of repair, maintenance and restoration to listed buildings. Removal of existing hardstanding and creation of new access road, car parking and site wide landscaping

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:

- Existing Location Plan (0001 GA Rev. A)
- Existing Site Plan (0002 GA Rev. A)
- Existing Ground Floor Plan (0010 GA Rev. A)
- Existing First Floor Plan (0011 GA Rev. A)
- Existing Roof Plan (0012 GA Rev. A)
- Existing Section AA (0030 GA Rev. B)
- Existing Section BB (0031 GA Rev. B)
- Existing Section CC (0032 GA Rev. B)
- Existing Section DD (0033 GA Rev. A)
- Existing Section EE (0034 GA Rev. B)
- Existing Section FF (0035 GA Rev. B)
- Existing North Elevation (0040-GA Rev. B)
- Existing South Elevation (0041-GA Rev. B)
- Existing East Elevation (0042-GA Rev. B)
- Existing West Elevation (0043-GA Rev. B)

- Proposed Site Location Plan (0100-GA Rev. E)
- Proposed Site Plan (0101-GA Rev. E)
- Proposed Vehicular Swept Paths. Large Refuse Vehicle (0106-GA Rev. B)
- Proposed Vehicular Swept Paths. Large Refuse Vehicle (0107 -GA Rev. B)
- Proposed Vehicular Swept Paths. Box Van (0108-GA Rev. B)
- Proposed Vehicular Swept Paths. Box Van (0109-GA Rev. B)

- Proposed Ground Floor Plan (0220 GA Rev. C)
- Proposed First Floor Plan (0221 GA Rev. C)
- Proposed Roof Plan (0222 GA Rev. C)
- Proposed Ground Floor Plan (0223 GA Rev. C)
- Proposed First Floor Plan (0224 GA Rev. C)
- Proposed Roof Plan (0225 GA Rev. C)
- Proposed Landscape Plan (0226 GA Rev. A)

- Proposed Section AA (0300 GA Rev. D)
- Proposed Section BB (0301 GA Rev. C)
- Proposed Section CC (0302 GA Rev. C)
- Proposed Section DD (0303 GA Rev. C)
- Proposed Section EE (0304 GA Rev. A)
- Proposed Section FF (0305 GA Rev. B)

- Proposed North Elevation (0400 GA Rev. B)
- Proposed South Elevation (0401 GA Rev. D)
- Proposed East Elevation (0402 GA Rev. B)
- Proposed West Elevation (0403 GA Rev. D)
- Proposed Long East and West Elevation (0404 GA Rev. D)
- Proposed North and South Elevation (0405 GA Rev. A)
- Proposed Western Elevation (0406 GA Rev. A)

- Demolition: Ground Floor Plan (0800 GA Rev. F)
- Demolition: First Floor Plan (0801 GA Rev. F)
- Demolition: Roof Plan (0802 GA Rev. F)
- Demolition: Ground Floor Plan (0803 GA Rev. F)
- Demolition: First Floor Plan (0804 GA Rev. D)
- Demolition: Roof Plan (0805 GA Rev. D)

- Proposed Roof Plan with Existing Chimney and Rooflight Locations (9225 SK)
- Proposed Section D-D and E-E Showing Existing and Proposed Levels (9304 SK)

- Transport Assessment (TTP Consulting - July 2018)
- Arboricultural Impact Assessment (Landmark Trees - Ref:SAV/BBC/AIA/01d - 24 July 2018)

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 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 position, type and method of installation of all new and relocated services and related fixtures (including communications and information technology servicing), shall be specified in advance of any related work being carried out, and the prior approval of the Council as local planning authority shall be obtained wherever these installations are to be visible, or where ducts or other methods of concealment are proposed. All relevant works shall be carried out in accordance with such approval.

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).

- 5 A sample test area of render shall be removed from the rear elevation and made available for inspection and approval, to assess potential damage to the exposed brickwork, prior to such works proceeding on a wider scale. In the event that such works cannot be achieved without damage to the brickwork, the removed render shall be reinstated and made good to match the existing.

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).

- 6 Sample panels of all new facing brickwork for the new buildings, showing the proposed brick types, colour, texture, face bond and pointing shall be provided on site and the specification approved in writing by the Council as local planning authority before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed and has been approved.

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).

- 7 Prior to their installation, details of all new windows and doors shall be provided at a scale of 1:20 and submitted to and approved in writing by the Local Planning Authority.

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).

- 8 Prior to their installation, details of all new rooflights shall be provided at a scale of 1:10 and submitted to and approved in writing by the Local Planning Authority.

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).

- 9 Any new external rainwater goods and soil pipes on the visible elevations shall be of cast iron, painted black.

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).

- 10 Prior to their instalment, details of all new external vents, flues or ducts for air intake extract, heating or ventilation shall be submitted to and approved in writing by the Local Planning Authority.

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).

- 11 No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

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).

- 12 Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area of the building and the Council as local planning authority notified immediately. Provision shall be made for the retention proper recording, as required by the Council.

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).

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. A pre-application advice service is also offered and the Applicant

engaged with this prior to the submissions of this application. 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 southern side of East End Road, close to the junction with High Road in the East Finchley Ward and adjacent to the boundary of the East Finchley Town Centre. This affords the site with a good level of accessibility as evidenced by its PTAL rating of 4.

At the front of the site there is a part single, part two-storey Grade II listed building that originates from circa 1840s. The listed building has been added to and extended over the years. The listed building is connected at the rear to a part single-storey, part two-storey extension. The buildings have recently been in use by the Bobath Centre, a national charity which offers treatment to children with cerebral palsy. The lawful Use Class for the application site is D1.

The site has two front access points to either side of the listed building. Behind the buildings is a hard-surfaced area used for car parking. A small group of trees are sited along the top of the western boundary. All other trees are outside the application site.

The area surrounding the application site is mixed, with residential dwellings at two and three storey scales located immediately to the east, south and west, and community and retail uses to the north.

The site is located within Flood Zone 1 and an Area of Special Archaeological Significance. No trees subject to a Tree Preservation Order (TPO) are located within the curtilage of the site.

2. Site History

Reference: F/02282/13

Address: The Bobath Centre, 250 East End Road, London, N2 8AU

Description: Installation of 1x no. Non-illuminated Panel to railings on front elevation.

Decision: Approved subject to conditions

Decision Date: 5 August 2013

Reference: F/02083/13

Address: The Bobath Centre, 250 East End Road, London, N2 8AU

Description: Installation of 1x no. Non-illuminated Panel to railings on front elevation

Decision: Approved subject to conditions

Decision Date: 5 August 2013

Reference: C04913X/04

Address: Bradbury House 250 East End Road London N2 8AU

Description: Replacement of two ground floor windows and door to match existing

Decision: Approved subject to conditions

Decision Date: 15 September 2004

Reference: C04913W

Address: Bobath Centre, 246-250, East End Road, N2

Description: Conversion of school building into treatment centre. Internal and external alterations. Single storey rear addition. Rebuilding of parts of existing building, alterations to roof. Formation of car parking area.

Decision: Withdrawn

Decision Date: 12 March 1997

Reference: C04913M

Address: Pardes House School, 246-250, East End Road, N2

Description: Retention of prefabricated two storey classroom (Renewal of permission)

Decision: Refused

Decision Date: 29 June 1988

Reference: C04913

Address: Holy Trinity School East End Road N2

Description: the change of use from education purposes to offices

Decision: Pending Consideration

Decision Date: 03 July 1986

Reference: C04913L

Address: Pardes House School, 246-250, East End Road, N2

Description: Retention of prefabricated two storey classroom

Decision: Approved subject to conditions

Decision Date: 27 February 1985

Reference: C04913J

Address: Pardes House School, 246-250, East End Road, N2

Description: Alterations and extension of air raid shelter to form a classroom and toilet

Decision: Withdrawn

Decision Date: 28 August 1983

Reference: C04913K

Address: Pardes House School, 246-250, East End Road, N2

Description: Alterations and extension of air raid shelter to form a classroom and toilet (L.B.C.)

Decision: Withdrawn

Decision Date: 26 August 1983

Reference: C04913H

Address: Pardes House School, 246-250, East End Road, N2

Description: Retention of building for use as a temporary classroom.

Decision: Approved subject to conditions

Decision Date: 28 October 1982

Reference: C04913F

Address: Pardes House School, 246-250, East End Road, N2

Description: Erection of single-storey link building between two existing buildings, widening of existing vehicular access, provision of new vehicular access, erection of three pairs of 2m high mesh gates and construction of access drive at front

Decision: Approved subject to conditions

Decision Date: 19 August 1982

Reference: C04913G

Address: Pardes House School, 246-250, East End Road, N2

Description: Erection of single-storey link building between two existing buildings
Decision: Approved subject to conditions
Decision Date: 19 May 1982

Reference: C04913E

Address: Pardes House School, 246-250, East End Road, N2

Description: Construction of vehicular access and 2 boiler houses at rear. Provision of hardstanding for car parking.

Decision: Approved subject to conditions

Decision Date: 14 February 1979

Reference: C04913D

Address: Holy Trinity School East End Road N2

Description: Change of use for educational purposes, synagogue, community centre and ancillary purposes, including demolition of one internal wall in this listed building.

Decision: Approved subject to condition

Decision Date: 30 August 1977

Reference: C04913C

Address: Holy Trinity School East End Road N2

Description: Installation of temporary student accommodation at rear of college buildings and change of use of east wing to student hostel accommodation.

Decision: Refused

Decision Date: 15 December 1975

Reference: C04913A

Address: Holy Trinity School East End Road N2

Description: Change of use to a community centre

Decision: Approved subject to conditions

Decision Date: 26 May 1975

3. Proposal

- Partial demolition of non-original buildings including rear extensions and link building;
- Removal of external ramps;
- Construction of extensions to the south and west of the retained existing building and a link building between the retained buildings;
- Creation of external playground;
- Removal of existing hardstanding and creation of new access road, car parking and site wide landscaping.
- Internal works of repair, maintenance and restoration;
- Removal of internal walls as shown on proposed plans;
- Retention of doors as shown on proposed plans;

4. Public Consultation

No public consultation is necessary for a Listed Building Consent application. However, two public comments have been received comprising two letters of representation. The comments related to the Listed Building are summarised as follows:

- The present inscription 'Bobath Centre' on the facade should be removed and replaced by the historically correct one.

- The air-raid shelter should be retained in some form as it reflects a part of the site's history.

A site notice was erected and press notice published on the 6th August 2018.

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

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

The National Planning Policy Framework (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

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

The Mayor's London Plan 2016

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

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

The Mayor's Draft London Plan

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 2016 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, CS10, CS14.
- Relevant Development Management Policies: DM01, DM02, DM03, DM06, DM13, DM17.

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 of this Grade II Listed Building and setting of the listed building;

5.3 Assessment of proposals

Context

The Bobath Centre, located at No.250 East End Road, was included on the statutory list of buildings of special architectural or historic interest at Grade II on 9th August 1973. It was formerly listed as Pardes House School and as Holy Trinity Church of England School (List Entry Number: 1188626). The listing notes:

"Former school. Circa 1847, by Anthony Salvin (dated on bellcote). Modest building in a style prophetic of the Arts and Crafts movement. One storey, 3 bay range has slightly projecting centre with high gable terminating in bellcote and short, 2 storey projecting gabled side wings. These have one storey set back outer extensions. Red brick. High pitched roofs of large slates. Two later dormers. End chimneys and one diagonal chimney, an asymmetrical touch, at left angle of centrepiece. Small paned casements or sashes under segmental arches and with sloped tiled sills. In centre 2 tall windows and an unglazed, stone framed light above. Moulded stone copings to gables. In inner angles of wings, 2 square gabled porches, with stone tudor-arched entrances, marked GIRLS and BOYS."

The East Annexe Bobath Centre, also located at No.250 East End Road, was included on the statutory list of buildings of special architectural or historic interest at Grade II on 9th August 1973. It was formerly listed as East Annexe to Pardes House School and as East Annexe to Holy Trinity Church of England School List Entry Number: 1078842). The listing notes:

"After circa 1847, possibly by Anthony Salvin. One storey red brick building similar in style to Pardes House School (qv). Half hipped slated roof end on to road. Three window front with taller central window. Door at left under gabled hood on brackets. Three bay sides divided by stepped buttresses. Minor building, but included for group value."

Whether harm would be caused to the character and appearance of this Grade II Listed Building and setting of the listed building

Under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended, at sections 16(2), 66(1) and 72(1) a council should 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 when considering whether to grant Listed Building Consent. This requirement is reiterated at 7.3.2 of the supporting text to Policy DM06 of the adopted Local Plan.

Paragraphs 195 of the NPPF requires Local Planning Authorities to refuse applications which cause substantial harm to a heritage asset unless the harm is outweighed by the positive benefits of the scheme or there are demonstrable public benefits. Paragraph 196 stipulates that "where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".

In determining the proposal against the setting, interest and value of the listed building, a determination as to whether the proposal results in substantial harm or less than substantial harm to the heritage asset in accordance with the NPPF is required. It is

considered in this circumstance that there is less than substantial harm to the significance of the heritage asset and that the removal of discordant non-original buildings and replacing them with more appropriately designed extensions that will enhance the appearance of the Listed Building and increase its functionality and long-term viability and occupancy, represents a sufficient public benefit.

The proposed external alterations have been the subject of extensive consultation with the Council's Heritage Officer who is satisfied that the resulting design is acceptable in view of the character and appearance of the application site, the streetscene and the Grade II Listed Building and its setting. The new link building with a glazed frontage facing onto East End Road, provides a clean and neutral appearance which better frames and links the two listed buildings on either side. The extension along the western elevation has been designed to match the form and material finish of the adjoining listed building. This includes matching brick, coping stones and timber framed windows. The façade of the proposed extension includes a slight set-back and set-down from the flank wall of the original building to ensure a degree of visual subordination between new and old. This part of the building will be visible from East End Road and Deanery Close and therefore the proposed extension was designed to provide visual consistency and continuity, instead of a more contemporary design which may appear jarring at a prominent corner location of the site.

The proposed extension to the rear of the site has been designed to better respect the scale and architectural form of the original building. This includes a twin pitched gable-ended roof form and matching brick cladding to reflect the form and appearance of the adjacent building to the east. The height of the extension has been set-down marginally from the adjacent building to the east (adjoining the same proposed linking structure) to again ensure a level of subordination between the original and newer structures. A more contemporary twist on the proposed fenestration has been included, but this is considered acceptable and again provides a restrained and sensitive distinction between the original building and the modern additions. A rear wall of matching brick projects from the new southern extension and wraps around up to the western elevation. This provides enclosure to the playground proposed to the rear of the Listed Building. The wall has been sensitively designed to seamlessly integrate with both the original building and modern additions. The height has been designed to provide suitable enclosure and privacy to the playground, whilst not overwhelming or obscuring the Listed Building when viewed from Deanery Close.

Works have been proposed to remove the white render cladding from the rear of the building to expose the original red brick underneath and provide a more uniform and coherent visual appearance across the site. A condition will be attached to any permission ensuring that should it be identified that removing the white render causes damage to the original brick, the render will be re-applied and made good. This is to ensure the visual integrity of the Listed Building is maintained.

The applicant has provided details of the internal alterations proposed including the removal of non-original walls and an internal ramp leading down to the external playground area. The original doors and fittings will be salvaged and retained. It has been made clear on the proposed plans that anything not noted on the plans for demolition will be expected to be retained, with its removal subject to a separate Listed Building Consent. The Council's Heritage Officer has reviewed the proposed internal works and is satisfied that they are acceptable and would not cause harm to character, appearance and integrity of the Listed Building.

5.4 Response to Public Consultation

- The present inscription 'Bobath Centre' on the facade should be removed and replaced by the historically correct one:

Given the applicant could use the site without planning permission, it is considered unreasonable to impose a condition relating to the removal of the current inscription.

- The air-raid shelter should be retained in some form as it reflects a part of the site's history:

It has been considered that the loss of the air-raid shelter is acceptable given its limited architectural significance.

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 regard to the above therefore, the proposal will have less than substantial harm to the significance of the designated heritage asset and/or its setting. In line with paragraph 134 of the NPPF it is necessary to weigh this against any public benefit. In this instance, the harm to the significance of the designated heritage asset is outweighed by the public benefit identified and therefore consent should be granted 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.

