

Location **Chipping Barnet Library 3 Stapylton Road Barnet EN5 4QT**

Reference: **19/1610/FUL** Received: 18th March 2019
Accepted: 27th March 2019

Ward: High Barnet Expiry 22nd May 2019

Applicant: Ms Iliana Koutsou

Proposal: Installation of granite art sculpture to library alcove

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:

Unnumbered photo showing the location of the sculpture in Elevation and photo of the library, sculpture image, unnumbered drawing showing Block Plan, Unnumbered drawing showing Site Plan, Unnumbered drawing showing the location of the sculpture in plan, Planning Statement.

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.

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 relates to Chipping Barnet Library situated at the junction of Strafford road and Stapylton Road to the rear of the Spires Shopping centre, High Street . The main entrance of the library faces Stapylton Road.

The building is not listed and not located within a conservation area.

2. Site History

Reference: 16/7415/FUL

Description: Subdivision and part change of use of library (Use Class D1) to provide office floorspace (Use Class B1, insertion of class B1 mezzanine along with associated minor alternations to the external facade of the building

Decision: Approved subject to conditions

Decision Date: 20.01.2017

3. Proposal

The application seeks planning permission for Installation of granite art sculpture in front of the library under the alcove facing Stapylton Road.

The sculpture including the base would measure 2.5m in height and represent a figure of a family with 2 adults and 2 children.

4. Public Consultation

Consultation letters were sent to 58 neighbouring properties.

11 responses received including

8 objections, 1 support and 2 neither support nor objection

Summary of the comments received:

- Comment in support of the proposal mentioned that at present the library appears neglected and untidy. The installation of the proposed sculpture would improve the appearance of the library and it would fit in the space of the alcove.
- The sculpture has been donated to Barnet Council

Objections received as below:

- Waste of money
- Homeless people will still use the alcove
- The sculpture is unattractive, unnecessary and inappropriate
- Not suitable against the brick background wall
- Alternative to the sculpture such as flower bed or other type of moving sculpture would be much appropriate
- The sculpture would not deter rough sleepers on the site

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 revised National Planning Policy Framework (NPPF) was published on 19th February 2019. 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, creates better places in which to live and work and helps make development acceptable to communities.... being clear about design expectations, and how these will be tested, is essential for achieving this'. 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 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: DM01, DM02.

The Council's approach to extensions as set out in Policy DM01 is to minimise their impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers. Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the Borough. The

development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

Sustainable Design and Construction SPD (adopted October 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

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.

5.3 Assessment of Proposals

Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality

The proposed sculpture would be located in an externally underneath the alcove on the left side of the main entrance and would face Stapylton Road.

The sculpture is known as "Family" and sculpted by local sculpture Drew Edwards. It is mentioned in the Planning statement that the sculpture celebrated family, diversity and togetherness.

The sculpture would feature abstract figure of a family with children with a total maximum height of 2.5m and would sit comfortably in the external alcove.

The proposed sculpture was given as a gift to the Barnet Library. The proposed location of the sculpture on the left side alcove of the main entrance of the Library is considered appropriate and the sculpture would add an interesting feature to the entrance façade and the message from the sculpture reflects that the library is suitable for all members of the family. It may also help attract more visitors to the library.

The sculpture's height at 2.5m is considered acceptable as it sits under the alcove and not directly on the pavement. It is not considered to have any detrimental impact on the character and appearance of the building nor the street scene in general.

Overall, the proposed sculpture, by virtue of its location, height, and appearance, is not considered to detract from the character of the existing building, and wider area. Furthermore, it is considered that, it would enhance the appearance of the library along the street.

Whether harm would be caused to the living conditions of neighbouring residents or the residents within the building

It is not considered that, the proposal would materially harm the residential amenity of neighbouring occupants, because of it's siting in an external alcove of the library and not near any residential property.

The proposed sculpture would be sited away from the public foot path and would not cause any obstruction to the pedestrian movement.

Taking this into consideration, the proposal is not considered to result in unacceptable levels of harm to the residential amenity of either neighbouring occupiers or on pedestrian

movement, and would be in accordance with Policy DM01 of the Development Management Policies DPD.

5.4 Response to Consultation

The sculpture is a gift to Barnet Library and Barnet Council did not pay for the commissioning of the sculpture and therefore, there is no waste of public money as mentioned in the objection.

The siting of the sculpture under the alcove on the left of the entrance of the library is not intended to deter homeless people.

It is adding visual interest and fits the purpose use of the library.

The proposed sculpture is not considered inappropriate, rather it would improve the appearance of the Library by bringing interest to the existing façade.

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 sculpture 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.

