

LOCATION: Totteridge Village Hall, Badgers Croft, London,
N20 8AH

REFERENCE: B/01780/12 **Received:** 11 May 2012
Accepted: 25 May 2012

WARD(S): Totteridge **Expiry:** 20 July 2012

Final Revisions:

APPLICANT: Dr M & S Akmal

PROPOSAL: Temporary roadway access for a period of 3 years to facilitate the proposed works to Oaklands, Lime Grove, London, N20 8PX (planning application reference B/04527/11 & B/04636/11) (Demolition of existing first floor and erection of a new first floor level with pitched roof. Extensions to front and side elevations. Demolition of existing garage).

RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Design and Access Statement, PL-400A, PL-401A, PL-402, Phelps Associates Arboricultural Tree Report (ref: PA.S654; latest revision 5th July 2012), PL-404, email from agent of 10/09/2012 and associated skip and vehicle details.

Reason:

For the avoidance of doubt and in the interests of proper planning.

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 development hereby permitted shall only be carried out in association with the demolition and redevelopment works associated with Oaklands, Lime Grove subject to planning application references B/04527/11 and B/04696/11.

Reason:

To safeguard the character and appearance of the Conservation Area.

4. This permission, once implemented, shall be for a limited period only, expiring 3 years after initial implementation when the use of the roadway shall be discontinued and the works carried out under this permission shall be removed and the land reinstated in accordance with details approved by the Local Planning Authority in writing before any development commences.

Reason:

To protect the amenities of the area.

5. No deliveries shall be taken at or dispatched from the site on any Sunday, Bank or Public Holiday or before 9am or after 5pm on any other day.

Reason:

To prevent the use causing an undue disturbance to occupiers of adjoining residential properties and minimise conflicting movements on the public highway.

6. No construction work resulting from the planning permission shall be carried out at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm on other days.

Reason:

To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

7. No site works or works on this development shall be commenced before temporary tree protection has been erected around existing tree(s) in accordance with details to be submitted and approved in writing by the Local Planning Authority. 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.

Reason:

To safeguard the health of existing tree(s) which represent an important amenity feature.

8. No development or other operations shall commence on site in connection with the demolition and development hereby approved until a detailed tree felling / pruning specification has been submitted to and approved in writing by the local planning authority and all tree felling and pruning works shall be carried out in full accordance with the approved specification and the British Standard 3998: 2010 *Recommendation for Tree Works* (or as amended).

Reason:

To safeguard the health of existing trees which represent an important amenity feature.

9. The development and associated demolitions shall be carried out in strict accordance with the methodology and details specified in the Phelps Associates Arboricultural Report (reference PA.S654, latest revision dated 5th July 2012).

Reason:

To safeguard the health of existing trees which represent an important amenity feature and protect the character and appearance of the Totteridge Conservation Area.

10. No development shall take place until details of a construction management plan have been submitted to and approved in writing by the local planning authority.

Reason:

To safeguard residential amenity and in the interest of highway safety.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows: -

- i) The proposed development accords with strategic planning guidance and policies as set out in The Mayor's London Plan: July 2011 and the Adopted Barnet Unitary Development Plan (2006). In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006):

GBEnv1, GBEnv2, GBEnv4, D1, D2, D11, D12, M11, M12, M13, HC1, HC5, O1.

Core Strategy (Adopted) 2012:

CS NPPF, CS1, CS5.

Development Management Policies (Adopted) 2012:

DM06.

- ii) The proposal is acceptable for the following reason(s): -

The proposed temporary access is considered to be an acceptable form of development with minimal adverse long-term impacts on the character or appearance of the Totteridge Conservation or Area of Special Character. The development would have a limited impact on highway and pedestrian safety and the free flow of traffic and is in accordance with the aforementioned policies.

2. Wildlife and Countryside Act 1981 Obligations etc: TIN/TPO
Any and all works carried out in pursuance of this consent / notice will be subject to the duties, obligations and criminal offences contained in the Wildlife and Countryside Act 1981 (as amended). Failure to comply with the provisions of the Wildlife and Countryside Act 1981 (as amended) may result in a criminal prosecution.
3. Any details submitted in respect of the Demolition and Construction Management Plan above shall control the hours, routes taken, means of access and security procedures for construction traffic to and from the site and the method statement shall provide for the provision of on-site wheel cleaning facilities during demolition, excavation, site preparation and construction stages of the development, recycling of materials, the provision of on-site car parking facilities for contractors during all stages of development (Excavation, site preparation and construction) and the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials.
4. The applicant should contact the Council on 020 8359 2000 to apply for a habitual crossing to allow construction vehicles to enter the site via the existing crossover and any other necessary licenses. The applicant is

advised that a deposit may be required for repair works of any eventual damages on the public highways.

1. MATERIAL CONSIDERATIONS

National Planning Policy Framework

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 London Plan is recognised in the NPPF as part of the development plan.

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."

NPPF retains 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: July 2011

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.

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.

Relevant Unitary Development Plan Policies:

The statutory plan for the Borough is the Barnet UDP. This was adopted on 18 May 2006, replacing the original UDP adopted in 1991.

On 13 May 2009 the Secretary of State for Communities and Local Government issued a Direction "saving" 183 of the 234 policies within the UDP.

Relevant policies to this case: GBEnv4, HC1, HC5, D11, D12, D13.

Core Strategy (Adoption version) 2012

Development Management Policies (Adoption version) 2012

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Until

the Local Plan (Core Strategy and Development Management Policies documents) is complete, 183 policies within the adopted Unitary Development Plan (UDP) remain. The replacement of these 183 policies is set out in both the Core Strategy and Development Management Policies DPD.

The Core Strategy was adopted by the Council on September 11 2012. It is now subject to a 6 week period of legal challenge which ends on October 30 2012. Therefore very significant weight should be given to the 16 policies in the CS. The National Planning Policy Framework (NPPF) (para 216) sets out the weight that can be given to emerging policies as a material consideration in the determination of planning applications.

Relevant Core Strategy Policies:

CS NPPF, CS1, CS5.

The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

Development Management Policies was adopted by the Council on September 11 2012. It is now subject to a 6 week period of legal challenge which ends on October 30 2012. Therefore very significant weight should be given to the 18 policies in the DMP. The National Planning Policy Framework (NPPF) (para 216) sets out the weight that can be given to emerging policies as a material consideration in the determination of planning applications.

Relevant Development Management Policies:

DM01, DM06.

Relevant Planning History:

Site Address: Oaklands Lime Grove LONDON N20
Application Number: N01715C
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 12/07/1989
Proposal: Erection of conservatory, front porch and first floor extension, and alterations to windows on north, south & west elevations, & change of use of vacant land formerly tennis courts to residential garden.

Site Address: 'Oaklands' Lime Grove N20
Application Number: N01715A
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 08/05/1985
Proposal: Two-storey side extension, part single, part two-storey rear extension and three car garage at front.

Site Address: Oaklands, Lime Grove, London, N20 8PX
Application Number: B/01409/10
Application Type: Full Application
Decision: Refuse
Decision Date: 10/06/2010
Proposal: Demolition of existing two storey detached house and garage and construction of new two storey detached house with rooms in roofspace and integral garage.

Site Address: Oaklands, Lime Grove, London, N20 8PX
Application Number: B/01410/10
Application Type: Conservation Area Consent
Decision: Refuse
Decision Date: 10/06/2010
Proposal: Demolition of existing two storey detached house and garage and construction of new two storey detached house with rooms in roofspace and integral garage. CONSERVATION AREA CONSENT

Site Address: Oaklands, Lime Grove, London, N20 8PX
Application Number: B/04527/11
Application Type: Full Application
Decision: Not yet decided
Decision Date: Not yet decided
Proposal: Demolition of existing first floor and erection of a new first floor level with pitched roof. Extensions to front and side elevations. Demolition of existing garage.

Site Address: Oaklands, Lime Grove, London, N20 8PX
Application Number: B/04636/11
Application Type: Conservation Area Consent
Decision: Not yet decided
Decision Date: Not yet decided
Proposal: Demolition of existing first floor and erection of a new first floor level with pitched roof. Extensions to front and side elevations. Demolition of existing garage.

Site Address: Totteridge Village Hall Totteridge Lane N20
Application Number: N00424Z
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 06/10/1971
Proposal: new village hall

Site Address: Land R/O Village Hall Badgers Croft LONDON N20
Application Number: N00424BN
Application Type: Retention/ Contin. Use
Decision: Approve with conditions
Decision Date: 24/05/1994
Proposal: Retention and completion in accordance with plans of single storey scout hut.

Site Address: Land R/O Village Hall Badgers Croft LONDON N20
Application Number: N00424BJ
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 18/08/1992
Proposal: Single storey building to provide scout hut.

Consultations and Views Expressed:

Neighbours Consulted: 26 Replies: 8 (1 letter in support)
Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- Due to the activities that take place at the Village Hall the car park is usually full and overflow often fills the areas alongside the green croft area on either sides of the entrance to Badgers Croft blocking the path for larger vehicles;
- To allow commercial lorries to drive through Badgers Croft onto the Village Hall's narrow access would be a danger to pedestrians and children;
- Lime Grove is able to facilitate the traffic associated with the development and should be utilised;
- Disruption to neighbouring residents for a period of 3 years;
- Where will users of the village hall and car park during construction?
- Detrimental impact on the Conservation Area and wildlife;
- Why is 3 years required for the works? This is over the top;
- Impact on Badgers Croft road surface;
- It is not easy to enter Badgers Croft due to the density of traffic on the main road and there are no sight lines;
- Lots of detail on tree protection but no consideration of the nuisance to local residents;
- The planning committee must visit the site before a decision is reached;

Internal /Other Consultations:

Traffic and Development (CB) -

The proposal is for construction of a temporary access for a period of 3 years to facilitate works for partial demolition and alterations to existing 5 bedroom house to provide a 5 bedroom single dwelling on Oaklands, Lime Grove.

The application includes details of deliveries and construction vehicles arrangements which proposes for vehicles to enter the Village Hall site and deliver or collect materials at a drop off zone adjacent to Village Hall, which will then be transferred to and from Oaklands in smaller construction vehicles. Skips for demolition materials will also be located at the drop off zone.

The proposed arrangements including details of construction vehicles and swept paths as shown in drawing PL-404, are acceptable on highways grounds. No objections on highways grounds.

Totteridge Conservation Area Advisory Committee

Committee wishes to see the trees in the vicinity of the track protected. If the application is approved the period should be limited to 2 years and the land should be restored to its original condition at the end of the term.

Trees and Landscaping

The proposed access as set out in the Andrew Phelps' Arboricultural Report most recently updated 5th July 2012 would have implications for the Willow (T6) and Oak (T7) to the rear of the Village Hall.

The proposed treeworks outlined in Section 11 involve lifting the Willow canopy to 5m to facilitate vehicular access – the tree has not previously been lifted to this height and has the potential to leave the tree with a one-sided appearance, however, there is a significant split in the sizeable branch on the opposite side, and one of the branches to be lifted is significantly rubbing on the Oak and it would be reasonable to remove the rubbing branch on arboricultural grounds regardless of the proposed access.

Section 11 also proposes removal of one limb from the Oak. These treatments to the Willow and Oak would alter the appearance but given likely regrowth over time and subject to the landowner's consent it would not be justifiable to refuse. The proposed lifting of the Ash (T8) involves mainly dead branches (and the tree also appears to have a split out branch) – such work is reasonable on arboricultural grounds regardless of the proposed access.

Should approval be recommended, several conditions are recommended.

Date of Site Notice:

07 June 2012

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site relates to land occupied by the Totteridge Village Hall and Scout Hut which is accessed via Badgers Croft and the associated fields. The site is within the Green Belt and there are mature trees at and adjoining the site.

Proposal:

The application seeks planning consent for the construction of a temporary access in conjunction with the application submitted for the partial demolition of and extensions to Oaklands, Lime Grove which is sited to the north of the Village Hall. A method statement accompanies the application which considers the practicalities of the development at Oaklands and the associated mitigation measures for existing mature trees as well as managing construction vehicles.

Planning Considerations:

The main considerations in this case are:

- The impact of the access road on the character and appearance of the Totteridge Conservation Area;
- The impact on trees of important public amenity value;
- The impact on the public highway and free flow of traffic and highway and pedestrian safety as a result of the construction arrangements associated with the development.

The proposed access road is to facilitate the proposed works at Oaklands, which adjoins the Village Hall site to the north. A temporary surface would be constructed to enable construction vehicles to access the site for the duration of the works associated with proposals at that site. The existing vehicular access to the site is considered unsuitable given its restricted width and sharp turn up towards the property itself. It is proposed that the access road would remain in situ for a period of 3 years.

The main consideration is the potential lasting impact of the proposed access road on the character and appearance of the Conservation Area and area of special character. The access road is for a temporary period and subject to the reinstatement of the land the development is acceptable in terms of its impact on the character and appearance of the TCA and this area of special character. The access roadway would not be highly visible from adjoining land outside of the Village Hall site and is considered, given its temporary nature, to have an acceptable impact on the visual amenities of the general locality.

In order to facilitate construction vehicles along the access road works to existing mature trees are proposed. These works are detailed within the submission and are referred to above in the trees and landscaping comments. Given that the works proposed are generally considered reasonable on arboricultural grounds and would not have a significant or lasting detrimental impact on the character and appearance of the Conservation Area the proposals would be acceptable in terms of their impact on the visual amenity and rural character of the area.

The development is not considered to be detrimental to the free-flow of traffic. Details for the arrangements of vehicles movements and associated deliveries are considered to minimise disruption to the highway network and users of adjoining roads. Details submitted state ensure that vehicles using the access road are not to reverse or turn onto the existing car park at the Village Hall thereby minimising potential inconvenience to users of the car park and reducing conflicting movements between pedestrians and construction vehicles.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Addressed above.

4. EQUALITIES AND DIVERSITY ISSUES

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

5. CONCLUSION

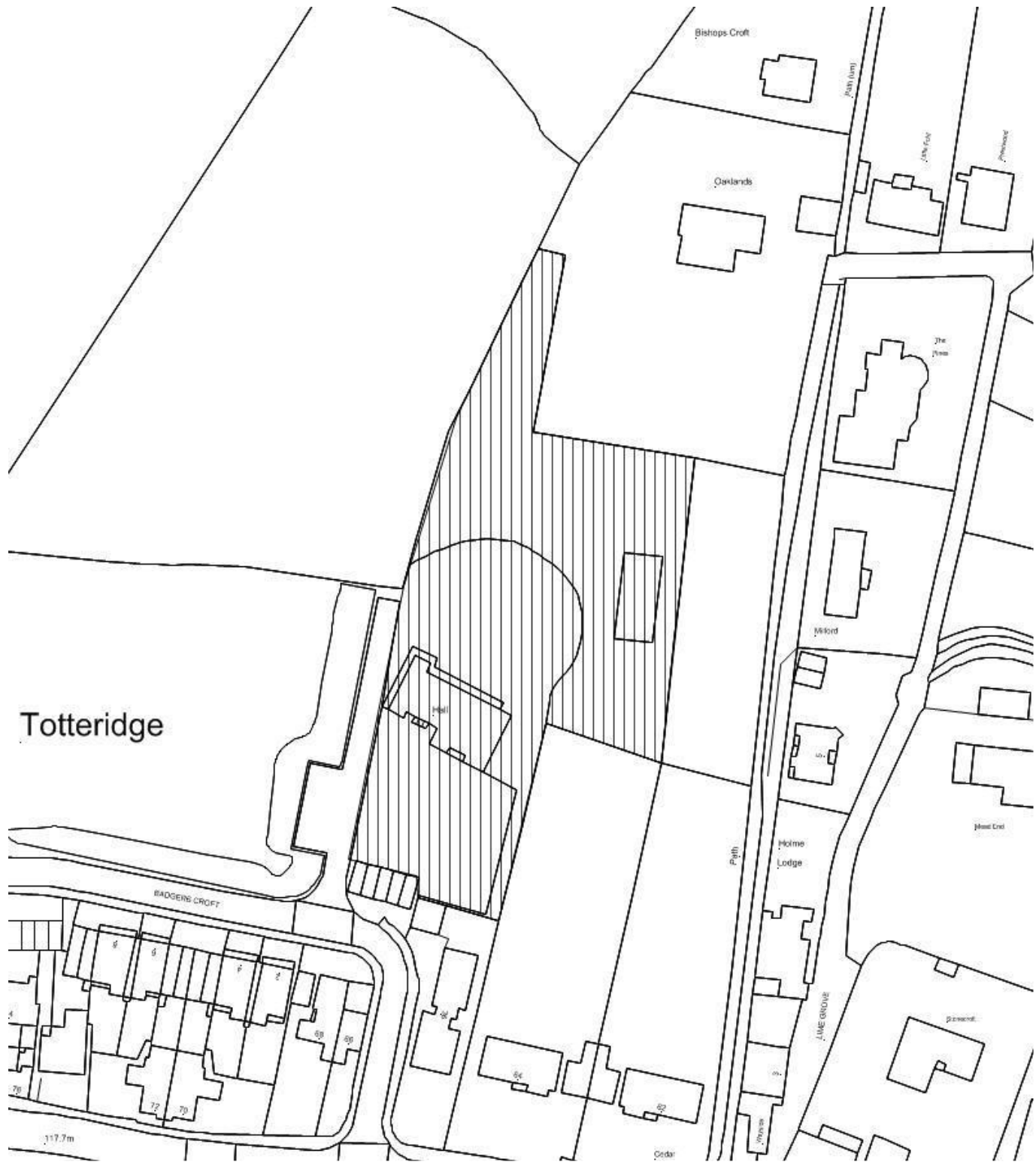
The proposals are considered to be in accordance with planning policy and guidance and approval subject to conditions and a temporary period of consent is recommended.

SITE LOCATION PLAN:
N20 8AH

Totteridge Village Hall, Badgers Croft, London,

REFERENCE:

B/01780/12



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