

LOCATION: Holcombe House and MIL Building, The Ridgeway,
London, NW7 4HY
REFERENCE: H/01744/12
WARD: Mill Hill

Received: 23 April 2012
Accepted: 23 April 2012
Expiry: 23 July 2012

Final Revisions:

APPLICANT: Quinn Developments Ltd

PROPOSAL: Change of use and refurbishment of Holcombe House to provide a single family dwelling house together with the conversion of the MIL Building into 15 self-contained residential units, including removal of the link structure between the buildings, associated alterations, car-parking and landscaping.

RECOMMENDATION: APPROVE SUBJECT TO A SECTION 106 AGREEMENT

RECOMMENDATION I:

That the application be referred to the Greater London Authority (Under Article 5 of the Town and Country Planning (Mayor of London) Order 2008).

RECOMMENDATION II:

Subject to obtaining the Mayor's decision not to direct refusal the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

- 1 Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;
- 2 All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;
- 3 **Education Facilities (excl. libraries) £67,254.00**
A contribution towards the provision of Education Facilities in the borough.
- 4 **Health £16,128.00**
A contribution towards Health Facilities and Resources in the borough
- 5 **Libraries (financial) £1,813.00**
A contribution towards Library Facilities and Resources in the borough
- 6 **Special Site-Specific Obligation £0.00**
Subject to a review mechanism which appropriately re-considers the viability of the development a financial contribution towards the provision of affordable housing within the London Borough of Barnet limited to a maximum of the equivalent value of 40% of the units proposed.

7 Monitoring of the Agreement

£2,982.00

Contribution towards the Council's costs in monitoring the obligations of the agreement.

RECOMMENDATION III:

That upon completion of the agreement the Acting Assistant Director of Planning and Development Management approve the planning application reference: H/01744/12 under delegated powers subject to the following conditions: -

1. The development hereby permitted shall be carried out in accordance with the following approved plans: PL-200 Rev B; PL-201 Rev B; PL-202 Rev B; PL-203 Rev A; PL- 204 Rev A; PL-205 Rev B; PL-206 Rev A; PL-210 Rev A; PL-211 Rev B; PL-212 Rev B; PL-213 Rev B; PL-214 Rev B; PL-215 Rev B; PL-216 Rev B; PL-217 Rev A; PL-218 Rev A; PL-219 Rev B.

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. Before the development of the MIL Building hereby permitted is occupied the car parking spaces, cycle parking and electric vehicle charging points shown on Plan PL-211 Rev B shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason:

To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area.

4. Before the development of the MIL building is commenced, details of the levels of the parking area and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To ensure that the work is carried out at suitable levels in relation to the health of trees.

5. Before the development of the MIL building hereby permitted commences, details of the appearance of the enclosures for refuse and cycle storage shown on Plan No. PL-211 Rev B shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

6. A scheme of hard and soft landscaping, including details of the landscaping to the front of Holcombe House and details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority before the development, hereby permitted, is commenced.

Reason:

To ensure a satisfactory appearance to the development.

7. All work comprised in the approved scheme of landscaping shall be carried out before the end of the first planting and seeding season following occupation of any part of the buildings or completion of the development, whichever is sooner, or commencement of the use.

Reason:

To ensure a satisfactory appearance to the development.

8. Any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of the completion of development shall be replaced with trees or shrubs of appropriate size and species in the next planting season.

Reason:

To ensure a satisfactory appearance to the development.

9. Before this development is commenced details of the location, extent and depth of all excavations for drainage and other services in relation to trees on the site shall be submitted and approved in writing by the Local Planning Authority and the development carried out in accordance with such approval.

Reason:

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

10. 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.

11. No siteworks or works on this development shall be commenced before a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations* are submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with such approval.

Reason:

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

12. 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.

13. No siteworks or works on this development shall be commenced before a Landscape Management Plan for all landscaped areas, for a minimum period of 10 years, including long term design objectives, management responsibilities, maintenance schedules, and replacement planting provisions for existing retained trees and trees and/or shrubs to be planted as part of the approved landscaping scheme, is submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the Plan approved.

Reason:

To ensure a satisfactory appearance to the development.

14. Before the development hereby permitted is commenced a gazetteer identifying historic features of interest of Holcombe House shall be submitted to the Local Planning Authority.

Reason:

In order to safeguard the special architectural or historic interest of the Listed Building.

15. Before the development of Holcombe House hereby permitted is commenced details of the following shall be submitted to and approved in writing by the Local Planning Authority;
Any replacement timber windows at a scale of 1:10, including sections, with 1:1 glazing bar details,
Iron grilles to the reinstated basement lightwells,
Any replacement internal doors at a scale of 1:10,
Boundary treatment, including gates / railings / walls / fences,
Any kitchen, bathroom or sauna air vents / terminals or other flues,
Refuse and recycling storage enclosures.

The development shall be implemented in accordance with the details approved.

Reason:

In order to safeguard the special architectural or historic interest of the Listed Building.

16. Before the development of the MIL buildings hereby permitted is commenced details of the following shall be submitted to and approved in writing by the Local Planning Authority;

New communal conservatory,
New entrance doors and windows / window surrounds,
New entrance door canopies,
Any kitchen and bathroom air vents / terminals and boiler flues,
Conservation rooflights,
New internal or external doors at a scale of 1:10,
Boundary treatment, including gates / railings / walls / fences,
Disabled persons platform lift.

The development shall be implemented in accordance with the details approved.

Reason:

In order to safeguard the special architectural or historic interest of the Listed Building.

17. Before the development hereby permitted commences, samples of the materials to be used for the external surfaces of the building(s), including new brickwork, new natural slate to the former gym building, and hard surfaced areas, and samples of the new windows (to the MIL building), shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

In order to safeguard the special architectural or historic interest of the Listed Building.

18. 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.

19. Prior to the commencement of the development a scheme of measures to enhance and promote biodiversity at the site as redeveloped shall be submitted to, and approved in writing by the Local Planning Authority. The approved scheme of measures shall be implemented in accordance with the approved details before the development is occupied.

Reason:

To ensure that the development represent high quality design and meets the objectives of development plan policy as it relates to biodiversity in accordance with policies GSD, GBEnv2, D1 and D11 of the Barnet UDP 2006, DM16 of the Barnet Local Plan 2012 and policies 5.5, 5.11 and 7.19 of the London Plan 2011.

20. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The statement shall provide for: access to the site, and the parking of vehicles for site operatives and visitors; hours of operations, to include deliveries and loading and unloading of plant and materials; storage of plant and materials used in the construction of the development; the erection of any temporary means of enclosure or security hoarding; and measures to prevent mud and debris being carried on to the public highway. The approved statement shall be adhered to throughout the demolition and construction period.

Reason:

In the interests of the free flow of traffic, highway safety, and the amenities of neighbouring residents.

21. The development shall be implemented in accordance with the details set out in the submitted 'Energy Statement' (26 March 2012) and 'Sustainability Statement' (30 March 2012) prepared by Ecofirst Consult.

Reason:

To ensure the development is sustainable.

22. Before development commences, an air quality assessment report, written in accordance with the relevant current guidance, for the biomass boiler shall be submitted to and approved by the Local Planning Authority. It should also have regard to the air quality predictions and monitoring results from the Stage Four of the Authority's Review and Assessment, the London Air Quality Network and London Atmospheric Emissions Inventory.

A scheme for air pollution mitigation measures based on the findings of the report shall be submitted to and approved by the Local Planning Authority prior to development. The approved mitigation scheme shall be implemented in its entirety before the use commences.

Reason:

To ensure that the amenities of neighbouring premises are protected from poor air quality arising from the development.

23. Before the development hereby permitted commences on site details of all extraction and ventilation equipment shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with agreed details before the use is commenced.

Reason:

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

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):

GSD, GBEnv1, GBEnv2, GBEnv3, GBEnv4, GRoadNet, GParking, GWaste, D1, D2, D3, D4, D5, D6, D11, D12, D13, HC1, O1, O2, O3, O6, O17, M1, M7,

M14, H5, H8, H16, H17, H18, H20, H24, CS2, CS8, CS13, IMP1 and IMP2.

Barnet SPD: Contributions to Health Facilities from Development (July 2009)

Barnet SPD: Contributions to Education from Development (February 2008)

Barnet SPD: Contributions to Library Services from Development (February 2008)

Barnet SPD: Sustainable Design and Construction (June 2007)

Barnet SPD: Affordable Housing (February 2007)

Barnet SPD: Planning Obligations (Section 106) (September 2006)

Mill Hill Conservation Area Character Appraisal Statement

Local Plan Core Strategy: CS4, CS5, CS7, CS11, CS13, CS15.

Local Plan Development Management Policies: DM01, DM02, DM03, DM04, DM06, DM08, DM10, DM15, DM16, DM17

ii) The proposal is acceptable for the following reason(s): - The proposed development would not detract from the openness of the Green Belt and would not harm the character and appearance of the Mill Hill Conservation Area. It would repair a listed building and would provide suitable accommodation for future residents. There would be no undue impacts on the amenities of the neighbouring occupiers and the proposal complies with all relevant council policy and design guidance.

2. Your attention is drawn to the fact that this decision is subject to a Section 106 Planning Obligation.
3. Any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

The Council of the London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from:

<http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf>

or requested from the Street Naming and Numbering Team via email: street.naming@barnet.gov.uk or by telephoning: 0208 359 7294.

RECOMMENDATION IV:

That if an planning obligation has not been completed by 23/01/2013 , that unless otherwise agreed in writing, the Assistant Director of Planning and Development should REFUSE the application H/01744/12 under delegated powers for the following reason:

A planning obligation has not been completed to secure a mechanism to review the viability of the scheme to provide a financial contribution towards affordable housing within the borough, or to provide financial contributions towards the additional pressure created by the development that will be placed on education, health and libraries facilities, and monitoring of the obligation, which are necessary to accord

with policies H5, H8, CS2, CS8, CS13, IMP1 and IMP2 of the adopted Barnet Unitary Development Plan, policies CS4, CS15, DM10, DM15, DM16 & DM17 of the Barnet Local Plan, and the Barnet Supplementary Planning Documents: Contributions to Library Services from Development (Feb 2008), Contributions to Education from Development (Feb 2008), Affordable Housing (Feb 2007), Contributions to Health Facilities from Development (July 2009) and Planning Obligations (Sept 2006).

1. MATERIAL CONSIDERATIONS

The Community Infrastructure Levy Regulations 2010

National Planning Policy Framework

The Mayor's London Plan: July 2011

Policy 1.1 Delivering the Strategic Vision and Objectives for London
Policy 3.3 Increasing Housing Supply
Policy 3.4 Optimising Housing potential
Policy 3.5 Quality and Design of Housing Development
Policy 3.6 Children and Young People's Play and Informal Recreation Facilities
Policy 3.8 Housing Choice
Policy 3.9 Mixed and balanced Communities
Policy 3.10 Definition of affordable housing
Policy 3.11 Affordable Housing Targets
Policy 3.12 Negotiating Affordable Housing on Individual Private Residential and Mixed Use Schemes
Policy 3.13 Affordable Housing Thresholds
Policy 5.1 Climate Change Mitigation
Policy 5.2 Minimising Carbon Dioxide Emissions
Policy 5.3 Sustainable Design and Construction
Policy 5.7 Renewable Energy
Policy 5.12 Flood Risk Management
Policy 5.13 Sustainable Drainage
Policy 6.13 Parking
Policy 7.1 Building London's Neighbourhoods and Communities
Policy 7.2 An Inclusive Environment
Policy 7.3 Designing out Crime
Policy 7.4 Local Character
Policy 7.6 Architecture
Policy 7.8 Heritage Assets and Archaeology
Policy 7.16 Green Belt
Policy 7.21 Trees and Woodland
Policy 8.2 Planning Obligations

Strategic Supplementary Planning Guidance (SPG):

Mayor of London: Accessible London - Achieving an Inclusive Environment SPG (April 2004)

Mayor of London: Sustainable Design and Construction SPG (May 2006)

Mayor of London: Housing SPG (November 2005)
Mayor of London: Draft Housing SPG (December 2011)
Mayor of London: Interim Housing SPG (April 2010)
Mayor of London: Land for Transport Functions SPG (March 2007)
Mayor of London: Planning for Equality and Diversity in London SPG (October 2007)
Mayor of London: Providing for Children and Young People's Play and Informal Recreation SPG (March 2008)
Mayor of London: Draft Affordable Housing SPG (November 2011)

Relevant Unitary Development Plan Policies:

GSD, GBEEnv1, GBEEnv2, GBEEnv3, GParking, D1, D2, D3, D4, D5, D11, D12, D13, HC1, O1, O2, O3, O6, M5, M14, H5, H8, H16, H17, H18, H24, CS2, CS8, CS13, IMP1 and IMP2.

Barnet Local Plan

A Local Plan for Barnet, which will be made up of a suite of documents including a Core Strategy and Development Management Policies Development Plan Document (DPD), is at an advanced stage. The Core Strategy and Development Management Policies DPD were adopted by the Council on 11 September 2012. They are now subject to a 6 week period of legal challenge which ends on 30 October 2012. Very significant weight can be given to the policies within the documents, however until the end of this challenge period UDP Policies "saved" by the Secretary of State for Communities and Local Government in May 2009 remain.

Relevant Core Strategy Policies: CSNPPF, CS1, CS4, CS5, CS10, CS11, CS13, CS15.

Relevant Development Management Policies: DM01, DM02, DM03, DM04, DM06, DM08, DM10, DM15, DM16, DM17

Barnet Supplementary Planning Documents:

Barnet SPD: Contributions to Health Facilities from Development (July 2009)
Barnet SPD: Contributions to Education from Development (February 2008)
Barnet SPD: Contributions to Library Services from Development (February 2008)
Barnet SPD: Sustainable Design and Construction (June 2007)
Barnet SPD: Affordable Housing (February 2007)
Barnet SPD: Planning Obligations (September 2006)

Mill Hill Conservation Area Character Appraisal Statement

Relevant Planning History:

H/00602/10 – Demolition of existing link structure between Holcombe House & MIL building – Planning permission granted 1 April 2010 subject to conditions.

H/00603/12 – Demolition of existing link structure between Holcombe House & MIL building – Conservation Area Consent granted 1 April 2010 subject to conditions.

H/00440/12 – Environmental Impact Assessment Screening Opinion (proposal to use Holcombe House as a single dwelling and conversion of MIL building to 15 residential units – Environmental Statement not required 8 March 2012.

Date of Site Notice: 24 May 2012

Consultations and Views Expressed:

Neighbours Consulted: 51
Neighbours Wishing To 2
Speak

Replies: 8

The objections and concerns raised can be summarised as follows:

- The proposed number of parking spaces would be inadequate for the number of units proposed within the MIL building. The occupiers will inevitably be 2 car families. There will be no place for visitors, delivery vehicles, etc. to park.
- Existing on-street parking and traffic problems caused by other uses and developments in the locality (particularly the Ellern Mede Care Home, Belmont Children's Farm & Cafe, and Mill Hill east developments) will be exacerbated. Parking will spill over into neighbouring roads e.g. Lawrence Gardens. The Ridgeway / Holcombe Hill has seen a dramatic increase in on street parking. Parking should be banned in this section of The Ridgeway. By allowing parking on one side of the road it would make The Ridgeway / Holcombe Hill a single lane highway and extremely dangerous at school drop off and pick up times. The extra volume of traffic in the street could lead to tragic consequences from accidents.
- There are many significant accidents involving cars in the locality each year. These often occur on two "blind" bends on Holcombe Hill.
- The area is surrounded by schools and children and this must be considered in pollution, air quality and safety issues.
- Conservation Area / Green Belt (policy) does not allow for such extensive development.
- External drainage pipes and overflows are currently painted black and this makes them very visible against the white of the building. The pipes on the north elevation should be finished in the same colour as the walls.

A number of the letters received indicate no objection to the conversion of Holcombe House into a single dwelling.

Responses from internal consultees

Traffic & Development - The existing vehicular access to Holcombe House would be retained with parking proposed on the forecourt. Vehicular access to the MIL building is currently via a dropped kerb arrangement on The Ridgeway. The access is through a gated archway which restricts visibility for vehicles exiting the site, however due to the nature of the bend in the road where the access is located it is considered that adequate visibility is provided. 20 parking spaces are currently provided within the MIL site. 18 car parking spaces are to be provided for the 15

units proposed with access via the existing gateway. Of the 18 spaces 3 will have electric charging points and a further 3 spaces will be passive to accord with London Plan requirements. 18 cycle parking spaces are to be provided.

The proposed parking arrangements are considered to be satisfactory and are in accordance with the Barnet UDP and emerging Local Plan. Conditions and informatives are suggested if planning permission is granted.

Responses from external consultees

Environment Agency - are satisfied that flood risk has been adequately addressed, due to the small scale of the development, which mainly involves internal works to the existing building, and that impermeable surfaces will be reduced.

English Heritage - authorise the Local Planning Authority to determine the concurrent application for Listed Building Consent "as seen fit" (in accordance with national and local policy guidance and on the basis of the Council's specialist conservation advice). This authorisation has been endorsed by the Secretary of State.

Transport for London - the proposed 18 parking spaces be reduced to 16 to be in line with London Plan policy 6.13 where less than 1 car parking space should be provided per 1-2 bed unit and 1-1.5 spaces per 3 bed unit. Included in the total number of parking spaces 20% should be active provision for electric vehicles and a further 20% passive provision. Adequate parking for blue badge holders is also required. At least two bays should be designated. The proposed 18 cycle parking spaces accord with the minimum standards set out in TfL's cycle parking guidelines. The cycle parking should be located in an accessible, convenient, secure and sheltered area. The pedestrian access to the site is acceptable. It is suggested that there is discussion with the developer to consider whether any improvements are required to pedestrian access between the site and the adjacent Belmont School. Any impact on the bus network will be negligible. TfL are satisfied that the proposed development is unlikely to impede vehicle movements on the Transport for London Road Network.

Greater London Authority - The application was considered on 23 August 2012 and a stage 1 response was issued to the Council. The Deputy Mayor commented that on balance the application does not comply with the London Plan, however possible remedies could address "deficiencies" identified, which related to the following;

- Housing - provision of an independent assessment of the applicant's Affordable Housing Viability Assessment
- Climate change - the applicant should commit to achieving any savings in regulated carbon dioxide emissions from energy efficiency alone compared to a 2010 Building Regulations compliant development, the applicant should commit to ensuring development is designed to allow future connection to a district heating network should one become available and that all apartments and non-domestic building uses should be connected to a site heat network.
- Inclusive design - alternative landscaping should be considered to provide a ramp to the entrance to the units within the gym building instead of a platform lift.

- Transport - the proposed parking provision should be reduced to a maximum of 16 spaces, the applicant and the Council should discuss whether improvements are required to pedestrian access between the site and Belmont School, and a travel plan is encouraged.

Note: The applicant has responded to the above. The matters are referred to in the body of this report and form part of the assessment of the application. If the Local Planning Authority resolve to grant planning permission the Mayor for London must be consulted again to decide whether to allow the draft decision to proceed unchanged or direct the Council to refuse the application.

2. PLANNING APPRAISAL

The site and history

The site, which has an area of approximately 1.54 hectares, contains a number of buildings, all of which lie close to The Ridgeway at the high point of the site, which descends westwards through landscaped gardens and woodland to the base of the site which is bounded by Lawrence Street. To the south the site adjoins the Mill Field public open space.

There are two main buildings, Holcombe House and the MIL (Missionaries Institute London) building, each served by their own access from The Ridgeway.

Over the 17th and 18th centuries the manorial holdings along The Ridgeway were developed with large country houses. Holcombe House, which was completed in 1778, was one such property. During the 19th century many of the family estates were acquired by religious and educational institutions. The shift from private house to educational institution resulted in the construction of a variety of buildings around and attached to Holcombe House, however it has been retained as an obviously domestic villa property and the interiors survive, even though they have undergone various alterations that have reduced their interest.

The MIL building (completed in 1896) was constructed from the outset for institutional purposes. It has been the subject of various alterations.

From 1904 Holcombe House and the MIL building became a single senior boarding and day school, known as St Mary's Abbey School.

The Gym building (completed in 1983) and the Link building (completed in 1988) remain as their primary construction intended.

Holcombe House, which was constructed between 1775-8 to the designs and direction of the architect John Johnson, is a Grade II* listed building. It is a two storey stuccoed building, rectangular in shape, with basement and rooms in the roof space. Until the 1870's Holcombe House was used as a private dwelling. It was then acquired by the Franciscan Sisters from Hackney and became a convent and school. When the site passed to the Missionary Institute of London in 1977 Holcombe House operated as the residential and administrative centre for the Mill Hill Missionaries.

The MIL building was constructed to the south of Holcombe House in 1896 to house the two schools initially set up and run by the Franciscan Sisters. It is a three storey red brick building of a “Tudoresque” style, with a “C” shaped plan, forming a courtyard to the south. It is also a listed building as a result of its connection to Holcombe House. The building originally contained dormitory accommodation on the upper floors with teaching space below. When the building passed to the Missionary Institute of London in 1977 the Mill Hill Missionaries used the building, together with Holcombe House for training purposes.

The Gym building, which incorporated a raised hall, with offices and teaching spaces on the lower floor, was opened in 1983.

The Link building between Holcombe House and the MIL building contains mainly circulation areas and WC's. It was built in 1988 after the demolition of the earlier Victorian link between the two buildings.

Parking spaces for 20 cars were available adjacent to the MIL building with further space for parking to the front of Holcombe House.

The grounds contain a number of trees, together with two tennis courts and a cemetery with a mausoleum. The cemetery is located on the south western boundary and can be accessed from St Mary's which lies immediately to the north west of Holcombe House. To the front of Holcombe House are two Horse Chestnuts. The garden behind the buildings is an original planned landscape but it has undergone random changes and new planting.

Holcombe House and the MIL building have been vacant (apart from some recent temporary occupation) since their sale at the end of 2007. Their former use was considered to fall within the C2 Use Class (Residential Institutions)

The site lies within the Mill Hill Conservation Area and is also within an area designated as Green Belt.

The proposal

The application seeks permission to comprehensively redevelop the Holcombe House / MIL site. Holcombe House will be renovated and refurbished to provide a large single dwelling and the MIL buildings will be altered and converted to provide 15 flats (12 x two bedroom units, 3 x three bedroom units). An existing link structure between Holcombe House and the MIL building is to be demolished. Whilst this is the subject of a separate application for Listed Building Consent, the demolition has been granted previously under application references H/00602/10 & H/00603/10. The existing glazed corridor link between the main MIL building and the former gym will be replaced by a new link of a reduced size, and a toilet block on the garden elevation of the MIL building and an external staircase on the south elevation of the gym building will be removed.

The original plan form of Holcombe House and its principal features remain largely intact and the return to its original use as a dwelling requires few alterations. The works will involve;

- reinstatement of basement light wells to the front of the building within historic openings,
- insertion of new bathroom/wc facilities within the basement,
- repair and restoration of decorative features where necessary,
- removal of kitchen features and fixtures and replacement, respecting historic features such as fireplaces,
- removal of inserted services such as small personal sinks within rooms,
- repairs and conservation of surviving historic windows and shutters and replacement of uPVC units with timber windows.

The conversion of the 1983 "gym" building into 6 flats will involve;

- the subdivision of the building into three floors, with 2 flats on each floor, subdivision on an north / south axis, with a central access and lift shaft to the eastern side,
- the re-fenestration of the building to reflect the new floor levels,
- removal of the non structural vertical piers on the exterior to provide a flatter elevation.

The conversion of the MIL building into 9 units will involve;

- the subdivision of the large rooms on all levels to create smaller bedrooms, living rooms and bathrooms,
- the insertion of kitchen and bathroom facilities, and associated drainage,
- upgrading of heating systems, insulation and windows, drylining of walls, provision of secondary glazing,
- insertion of two communal lifts,
- new entrance doors within window opening, creation of an entrance lobby,
- lowering of windows to provide a more domestic fenestration from the interiors. Windows facing towards The Ridgeway and Holcombe House will not be changed. Mullions and transoms will be in stone to match the original and all windows will be in leaded casements. All surrounds will be made good in matching brick.

All of the units in the MIL building will be designed to Lifetime Homes Standards, and two of the units will be designed to be adaptable to provide wheelchair access.

Holcombe House could not be designed to Lifetime Homes Standard due to its Listed status.

The dwellings within the MIL buildings would be generously proportioned 2 or 3 bedrooomed units. The Holcombe House conversion would provide a substantial dwelling comprising potentially 10 bedrooms. The size of all the units meets London Plan minimum space standards and overall the development would provide suitable accommodation for future occupiers, in a safe and secure residential environment.

18 parking spaces utilising the existing vehicular access from The Ridgeway are proposed to serve the flats within the MIL buildings. Two of these will be designed for disabled persons use. Of the 18 spaces 3 will have electric charging points and a further 3 will be passive electric spaces to accord with London Plan requirements. 18

cycle parking spaces will also be provided. Parking space for at least two cars will be provided for the dwelling at Holcombe House within a remodelled forecourt.

An extensive private rear garden (4,962 sq. m.) would be provided for Holcombe House and a large communal amenity area (7,445 sq. m.) for the occupiers of the MIL units.

Trees

An Arboricultural Report, which includes a tree impact assessment and tree protection method statement, has been submitted with the application. The report proposes a tree management plan relating to work being undertaken before and after construction. Prior to construction trees will be pruned to allow access. Following construction, trees will be re-inspected in order to assess whether remedial work is necessary. In conclusion the report states that the proposals do not require any tree removal and retained trees can be protected by appropriate construction methods.

Ecology

An Ecology Assessment, which accompanies the application, notes the following;

- There are no non-statutory designated sites of nature conservation within the application site,
- Whilst habitats within the site hold some ecological value, the development proposals will be limited to the existing development footprint and as such no habitats will be lost as a result of the proposals,
- There are opportunities to provide enhancements to habitats within the site,
- Bats surveys have indicated that none of the buildings present within the site offer opportunities for roosting bats. There are a number of trees within the site that have the potential for roosting bats and these trees will be safeguarded. In addition bat boxes will be located on suitable trees in order to promote roosting opportunities,
- There are opportunities for nesting birds in the woodland, trees and shrubs within the site. In order to promote nesting, bird boxes are proposed.

Green Belt

The application site is wholly within the Green Belt. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

As with previous Green Belt policy, the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The construction of new buildings should be regarded as inappropriate in Green Belt. Exceptions to this include the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These include the re-use of buildings provided that the buildings are of permanent and substantial construction.

The proposals involve the re-use of existing permanent buildings of substantial construction. Additional built development is not proposed, and as a result of proposed demolition there would be a reduction in built volume across the site. The removal of the link between Holcombe House and the MIL building will leave them detached from one another. The applicant has confirmed that no domestic paraphernalia will be introduced into the grounds which may negatively impact upon the openness of the Green Belt. A hedge is proposed to separate the gardens of Holcombe House and the MIL site. It is considered that the proposals would preserve the openness of the Green Belt and would not conflict with the purposes of including land in it. The development would not be inappropriate.

The character and appearance of the Listed Building / Conservation Area

Holcombe House is a two storey stuccoed building, square in plan, made up of basement, ground, first and second floors. A later service wing is positioned to the south of the main building.

Despite its institutional use in recent times, the plan form of Holcombe House remains much as was originally designed, as do most of the principal internal features of interest, including a grand staircase, period fire surrounds, moulded plaster work walls and ceilings and painted mural panels. The Design and Access Statement details the specific proposals for the restoration of the house on a floor by floor basis and a Heritage Statement analyses the different historic elements of the building and identifies the key features of significance, set out by floor and indicated as either, high, moderate and lower.

It is proposed to reinstate the basement lights on the front elevation and this will involve inserting new iron grilles to cover the two lightwells. The existing UPVC basement windows on the front elevation are to be replaced by timber windows, which should match the detailing of the historic sash windows on the floors above. The front forecourt is proposed to be re-landscaped in a style similar to that of Woolverstone Hall in Suffolk, also designed by John Johnson. In the rear garden, the tennis court will be restored and otherwise the gardens will be brought back to their former condition. Only minor alterations are proposed to the interior of Holcombe House, mostly involving the removal of non-original partitions and kitchen/bathroom fittings, which will help restore the original plan.

A historic features gazetteer is to be prepared by the applicant and this will provide an inventory of all features considered to be of historic interest in the building and which are proposed to be retained in-situ, including, doors, fire surrounds, window shutters, panelling, staircases, etc.

In summary, the proposed works are considered to be beneficial to the heritage asset's conservation and no objection is raised to the conversion of this important grade II* listed building into its former use as a single family dwelling (10 bedrooms), subject to conditions requiring further information if permission / consent is granted.

The MIL building dates from 1896. Although considered to be listed by virtue of its annexation to Holcombe House, it is of less historic and architectural significance. The gym is a modern structure of little architectural merit, although it is intended to make alterations to the exterior in an attempt to improve its appearance.

It is proposed to convert the MIL building into 9 self-contained residential apartments, with 3 large units on each floor. A number of unattractive external features are proposed to be removed, including a glazed corridor link, a toilet block and an external fire escape staircase to the gym. The removal of these features is welcomed.

Other proposed alterations include, the subdivision of large rooms to create bedrooms and living spaces. The insertion of two communal lifts will allow access between the floors. A number of windows looking west and into the courtyard will have their high level sills lowered to provide improved light and views. Details of the window alterations should be required by condition if permission / consent is granted.

The gym will be retained and converted into 3 equal floors providing 6 units. The fenestration will be re-ordered with new windows inserted to provide a better relationship to the MIL building and a new roof covering will match the natural slate roof of its neighbour. The detailing of the new gym windows and their surrounds to match those of the MIL building will be very important. Details should be supplied by condition. A new, smaller orangery will replace the existing structure although further details should be provided by condition.

The hard surfacing to the rear of the gym will be returned to grass and will thus improve its garden setting. The existing car park is proposed to be re-landscaped and will provide 18 spaces with a new bound gravel surface.

Revisions have been made to the originally submitted proposals, including, redesigning of the orangery, the retention of two original staircases with their glazed brick dado's, and the original panelled internal doors and 'gothic' church doors. Also, obscure glazing provided to windows overlooking the forecourt of Holcombe House.

In summary, no objection is raised to the proposed conversion of the MIL building into 9 units of residential accommodation as the scheme is considered to be respectful of the building's significance, including its setting and features of interest. The appearance of the former gym will also be improved by proposed external changes to allow its conversion into 6 residential units. The character and appearance of the Mill Hill Conservation Area and the setting of Holcombe House will thus not be harmed as a result of this proposal.

The link between Holcombe House and the MIL building, which is to be demolished, is two storeys in part. It is a utilitarian structure containing wc's on both floors, two concrete staircases and a lobby area. The link is plainly detailed and not considered

to be of sufficient historic or architectural interest to warrant retention. A single door opening on the southern side of Holcombe House is proposed to be infilled and part of the northern wall on the ground floor of the MIL building will be rebuilt following the demolition. A single door opening on the north side of the MIL building will also be infilled. It will be necessary to ensure that the various infills and rebuilding of the wall are carried out in materials to match the existing

Inclusive design

All of the units in the MIL building will be designed to Lifetime Homes Standards, and two of the units (No's 2 & 3) will be designed to be wheelchair accessible. Two of the 18 parking spaces within the MIL site will be designed for disabled persons use.

Two platform lifts are proposed due to level changes across the MIL site. The difference in height between the ground level and the entrance to the flats proposed in the former gym building is 1.5m and in order to comply with Building Regulations a ramp (1:20) would need to be 30m long. This would present a significant incursion into the proposed parking / landscaped area to the north-east side of the building and the platform lifts are considered to be an appropriate solution.

Sustainability / Energy

Sustainability initiatives within the scheme are set out in a Sustainability Statement submitted with the application. Sustainability measures for Holcombe House and the MIL building will be subject to the constraints of the listed building but will potentially include:

- Improving the existing thermal envelope and air tightness,
- Improving existing windows and doors, refurbishing and draught proofing the elements of historic interest and importance,
- Improving the insulation to the roofs,
- At least a 10% reduction in carbon emissions from the total energy demand of the site by on site renewable energy,
- Low energy lighting, internally and externally,
- Efficient water fixtures to reduce water consumption,
- Low environmental impact of materials
- Cycle provision,
- Waste and recycling provision,
- Enhancing biodiversity.

Energy efficient measures are set out in an Energy Statement also submitted. It is recommended that high efficiency gas boilers are installed in the MIL building and a biomass system in Holcombe House. These measures will reduce CO² emissions.

In response to the GLA report the applicant has provided the requested SAP 2009 calculations. Consultants acting for the applicant conclude that with the introduction of high efficiency boilers in the MIL building, and a biomass system in Holcombe House it can be demonstrated that a reduction in emissions far below that required by Part L of the 2010 Building Regulations can be achieved.

With regard to district heating there are no such systems currently existing or proposed in the near future within the locality. Therefore it is unlikely that there will be an opportunity to connect to a district heating network in the future. The introduction of a communal system, which would require large scale pipework / flues, would disturb the historic fabric of the building. It is recommended that high efficiency individual gas boilers are provided.

Parking and highway issues

The proposed car parking spaces would be located in a similar position to existing spaces and accessed via existing arrangements. The number of spaces within the MIL site would be 2 less than exist at present. The proposed car and cycle spaces are considered to be satisfactory and the number would accord with the Barnet UDP and emerging Local Plan. Whilst visibility for drivers exiting the MIL site would be restricted by the existing building the nature of the bend in the road where the access / exit is located provides an adequate visibility splay.

The GLA / TfL have indicated that the number of car spaces within the MIL site should be reduced to 16 spaces. Taking into account that the PTAL (Public Transport Accessibility Level) for the site is low (1b) any reduction in the parking provision is likely to have an adverse impact on roads in the vicinity and a reduction in the number of spaces is not supported at officer level.

With regard to the pedestrian access between the site and Belmont School (GLA / TfL suggested discussion with the applicant to seek improvements) it is considered that the likelihood of any children occupying the residential units proposed attending the school is low and that justification could therefore not be made for improvements funded by the developer.

Although the scale of the development does not require submission of a travel plan (the TfL document *Travel Planning for New Development in London* sets a threshold of 50 units for requirement of a travel plan) the developer is encouraged to consider implementing one, and an appropriate informative is suggested.

3. COMMENTS ON GROUNDS OF OBJECTION

Largely addressed within the appraisal.

As the number of parking spaces would accord with the Council's car parking standards for the proposed development it is considered that it would be unreasonable to withhold the permission sought for a reason relating to existing parking and traffic concerns in the locality. The concerns have been forwarded to the Council's Parking Design Team for investigation.

External pipe work on the north elevation of Holcombe House is currently painted black. This is considered to be an appropriate colour and a requirement, of any permission granted, that the pipes are painted white would be unreasonable.

4. EQUALITIES AND DIVERSITY ISSUES

Section 149 of the Equality Act 2010, which came into force on 5th April 2011 imposes important duties on public authorities in the exercise of their functions, including a duty to have regard to:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

For the purposes of this obligation the term “protected characteristic” includes: age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation.

It is considered that 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. SECTION 106 MATTERS

The NPPF sets out the principles for planning obligations and the tests which Local Planning Authority's should adhere to when seeking planning obligations. Paragraph 204 of the NPPF states that obligations should only be sought when they meet the following tests;

Necessary to make the development acceptable in planning terms,

Directly related to the development, and

Fairly and reasonably related in scale and kind to the development.

To accord with the Council's adopted policies and Supplementary Planning Documents the following contributions are required to be secured through a legal agreement with the developer:

- Education- £67,254
- Libraries: £1,813
- Health: £16,128
- Monitoring: £2,982

Affordable housing

London Plan Policy 3.12 requires the maximum reasonable amount of affordable housing to be sought when negotiating on individual private residential and mixed use schemes, having regard to:

- current and future requirements for affordable housing at local and regional levels identified in line with Policies 3.8 and 3.10 and 3.11
- affordable housing targets adopted in line with Policy 3.11,
- the need to encourage rather than restrain residential development (Policy 3.3),
 - a. the need to promote mixed and balanced communities (Policy 3.9)
 - b. the size and type of affordable housing needed in particular locations
 - c. the specific circumstances of individual sites.

It suggests that negotiations on sites should take account of their individual circumstances including development viability, the availability of public subsidy, the implications of phased development including provisions for reappraising the viability of schemes prior to implementation ('contingent obligations'), and other scheme requirements.

In Barnet, the high cost of owner occupation and private sector rented accommodation means that many households on low to middle incomes find it difficult to afford homes in the private market. The council is committed to ensuring that people's housing needs in the borough are met. As such it is a requirement that affordable housing is provided in line with the adopted planning policies and the SPD - Affordable Housing. Emerging Local Plan Policy DM10 states; Having regard to the borough-wide target that 40% of housing provision should be affordable, the maximum reasonable amount of affordable housing will be required on site, subject to viability, from all new sites providing 10 or more units gross or covering an area of 0.4 hectares or more.

The applicant has submitted an Affordable Housing Viability Assessment and this has been independently reviewed. The review concludes that the development cannot viably provide any on site affordable housing in the current market. Nevertheless it highlights inconsistencies in the available comparable evidence with some indication that substantially higher values might be expected. Therefore if a nil affordable housing scheme is permitted it is considered that it would be reasonable and appropriate for a S106 planning obligation to include a review mechanism which will allow for deferred affordable housing contributions to be provided in the event that the sales values that are actually achieved are sufficiently higher than those adopted within the review to render the development economically viable.

6. CONCLUSION

The proposed development is considered acceptable for this sensitive site, which includes a Grade II* Listed Building, within the Mill Hill Conservation Area and Green Belt.

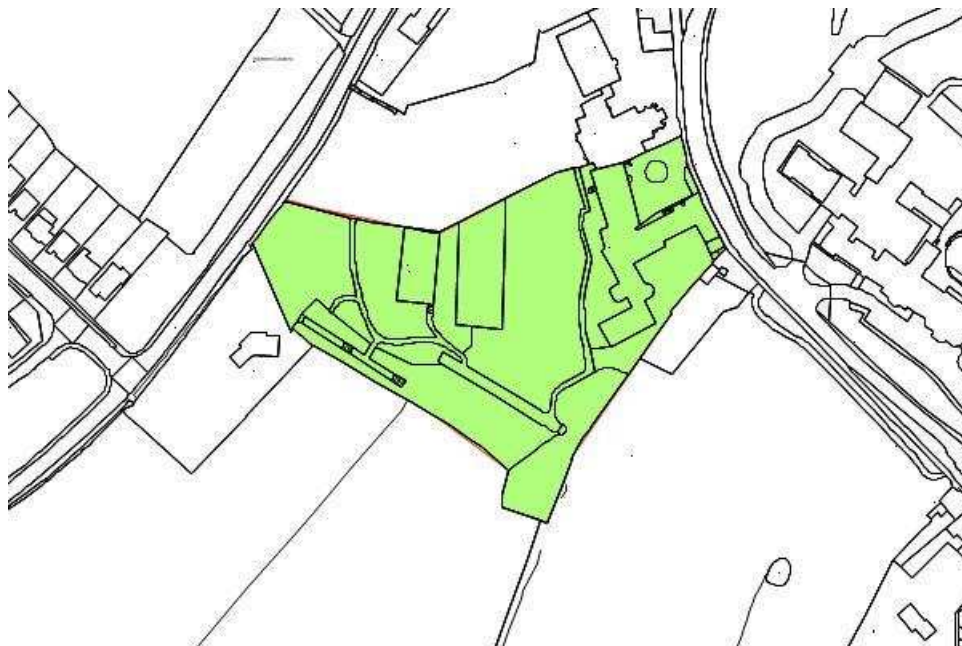
The proposal would enable the preservation of the important historic building without harm to it's character and appearance, and the character and appearance of the Conservation Area would not be harmed.

The development would accord with adopted planning policies and supplementary planning documents. Adequate off-street provision has been made for car parking to serve the flats proposed within the MIL site.

It is recommended that permission be granted subject to appropriate conditions and a Section 106 planning obligation.

**SITE LOCATION PLAN: Holcombe House and MIL Building, The Ridgeway,
London, NW7 4HY**

REFERENCE: H/01744/12



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