

LOCATION: Menorah Foundation School, Abbots Road, Edgware, Middx, HA8 0QS

REFERENCE: H/02987/12

Received: 01 August 2012

Accepted: 17 August 2012

WARD(S): Burnt Oak

Expiry: 12 October 2012

Final Revisions:

APPLICANT: Menorah Foundation School

PROPOSAL: Demolition of single storey Nursery.
(AMENDED DESCRIPTION).

RECOMMENDATION: Approve Subject to Conditions

1 The development hereby permitted shall be carried out in accordance with the following approved plans: 3302 Issue A, 2040 Issue A, 2700 Issue F, TPP_01, Conservation Area Report, 2001 Issue A, 2302 Issue A, 2300 Issue A, 2200 Issue B, 2105 Issue A, 2104 Issue C, 2200 Issue B, 2302 Issue A, 2013 Issue A, Travel Plan, 2012 Issue A, 2011 Issue A, 2010 Issue C, Tree Constraint Plan, 2041 Issue F.

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 DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012).

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

Reason:

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

3 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 in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

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 Core Strategy (2012) and Development Management Policies DPD (2012). In particular the following policies are relevant:
Core Strategy (Adopted) 2012: CS5.

Development Management Policies (Adopted) 2012: DM01, DM06.

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

The demolition of the existing nursery building is considered acceptable.

iii) In accordance with paragraphs 186 and 187 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. The Local Planning Authority has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered. The Local Planning Authority has negotiated with the applicant / agent where necessary during the application process to ensure that the proposed development is in accordance with the Council's relevant policies and guidance.

1. MATERIAL CONSIDERATIONS

The Community Infrastructure Levy Regulations 2010

National Planning Policy Framework

The Mayor's London Plan: July 2011

Core Strategy (Adoption version) 2012

Development Management Policies (Adoption version) 2012

Barnet's emerging 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 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 (CS) is now capable of adoption following receipt of the Inspector's Report in June 2012. The Inspector endorsed all the Council's modifications at EIP and found it sound and legally compliant. 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.

The Mayor's London Plan July 2011: 3.18, 5.3, 6.1, 7.4, 7.6

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.

Supplementary Planning Document: Sustainable Design and Construction

Mill Hill Conservation Area Character Appraisal Statement

The Council has also adopted (June 2007), following public consultation, a Supplementary Planning Document "Sustainable Design and Construction". The SPD provides detailed guidance that supplements policies in the Unitary Development Plan, and sets out how sustainable development will be delivered in Barnet. Part 6 of the SPD relates to generic environmental requirements to ensure that new development within Barnet meets sufficiently high environmental and design standards.

Core Strategy (Adopted) 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).

The Core Strategy was adopted by the Council on September 11 2012.

Relevant Core Strategy Policies: CS NPPF, CS1, CS5, CS9, CS10, CS11, CS15.

Development Management Policies (Adopted) 2012:

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. Therefore very significant weight should be given to the 18 policies in the DMP.

Relevant Development Management Policies (Adopted) 2012: DM01, DM02, DM03, DM04, DM06, DM13, DM14, DM17.

Relevant Planning History:

None relevant

Internal /Other Consultations:

- Urban Design & Heritage - No objection but have requested additional details of materials to be used on the replacement building

Date of Site Notice: 06 September 2012

2. PLANNING APPRAISAL

Site Description and Surroundings:

The site is Menorah Foundation School, on Abbots Road.

To the east is Menorah Grammar School, which is part of the same building but forms a separate curtilage.

To the south, north and west are residential development, both that typical of the conservation area and also part of the former convent on Orange Hill Road.

The entire site is located within the Watling Estate Conservation Area.

Proposal:

The proposals are for the demolition of the existing single storey nursery building.

Planning Considerations:

The existing nursery building is not considered to contribute positively to the character and appearance of the conservation area. The removal of the building is considered acceptable.

3. COMMENTS ON GROUNDS OF OBJECTIONS

No objections were received to the demolition of the nursery building.

4. EQUALITIES AND DIVERSITY ISSUES

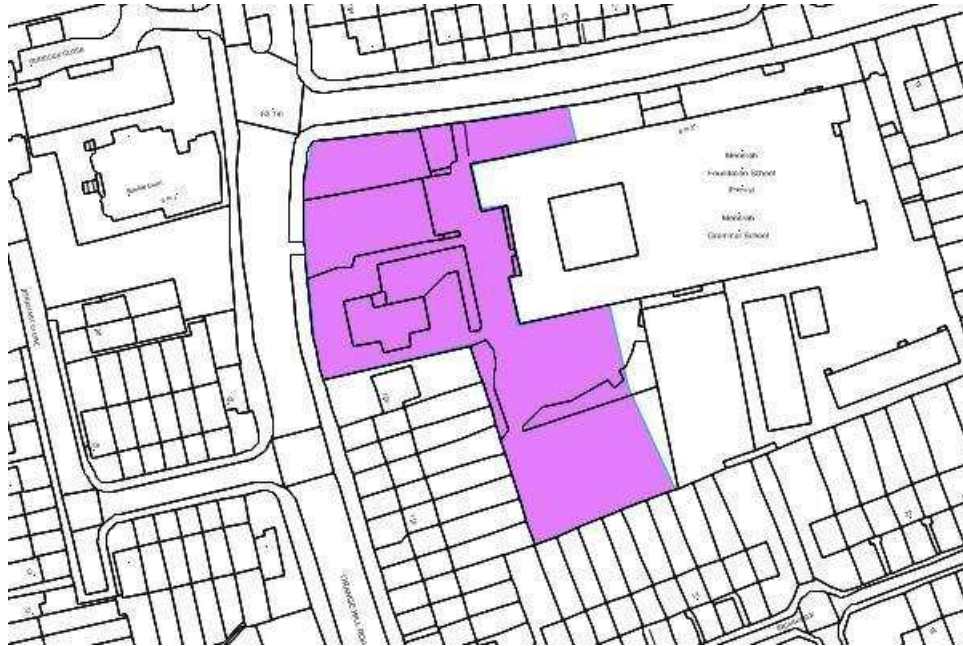
The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

The application is recommended for **APPROVAL**.

**SITE LOCATION PLAN: Menorah Foundation School, Abbots Road,
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