

LOCATION: Woodhouse College, Woodhouse Road, London, N12 9EY

REFERENCE: F/00052/13 **Received:** 22 December 2012

Accepted: 10 January 2013

WARD(S): Woodhouse

Expiry: 07 March 2013

**Final
Revisions:**

APPLICANT: Woodhouse College

PROPOSAL: Erection of a 2 storey building to accommodate seven replacement classrooms and ancillary facilities including hard and soft landscape, following demolition of disused art block and 3no. mobile classrooms.

RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

109-B90P00

109-A20E01

109-A20P01

109-B10P00

109-A20S00

109-A20P02

109-A20E00

109-A20P00 Rev C

109-A10P00 Rev C

Design and Access Statement by Create Design + Architecture (December 2012)

Tree Survey and Report by C J Wallis dated 19 March 2013

Email dated 5 March 2013 from Antonella Caruana confirming no TPO applications will be received due to shading impact on the proposed PV's.

Email dated 22 March 2013 from Antonella Caruana confirming current staff and student numbers.

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 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 this development is commenced, details of the levels of the building(s), road(s) 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 development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies DM01 and DM04 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF, CS1, CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.4, 7.5, 7.6 and 7.21 of the London Plan 2011.

4. Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas 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 safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012) and 1.1, 7.4, 7.5 and 7.6 of the London Plan 2011.

5. Before the development hereby permitted commences, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection 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 in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS14 of the Adopted Barnet Core Strategy DPD (2012).

6. A scheme of hard and soft landscaping, including details of existing trees to be retained and additional landscaping along the boundary with Hilton Avenue, 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 in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and 7.21 of the London Plan 2011 and CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012).

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 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.

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 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.

9. Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

Reason:

To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway.

10. The non-residential development is required to meet the BREEAM 'excellent' standard. Before the development is first occupied the developer shall submit certification of the selected environmental standard.

Reason:

To ensure that the development is sustainable and complies with Strategic and Local Policies in accordance with policy DM02 of the Adopted Barnet Development Management Policies DPD (2012) and policies 5.2 and 5.3 of the London Plan (2011).

11. No development shall take place until a 'Demolition & 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; the parking of vehicles for site operatives and visitors; hours of construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and measures to prevent mud and debris being carried on to the public highway and ways to minimise pollution. Throughout the construction period the detailed measures contained within the approved Statement shall be strictly adhered to.

Reason:

In the interests of highway safety and good air quality in accordance with Policy DM17 and DM04 of the Adopted Barnet Development Management Policies DPD (2012) and policy 5.21 of the London Plan (2011).

12. The premises shall be used as ancillary teaching accommodation for Woodhouse College as documented in the Design and Access Statement (December 2012) and no other purpose (including any other purpose in Class D1 as outlined in the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason:

To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

13. Before the development hereby permitted is commenced a scheme indicating the provision to be made for disabled people to gain access to the proposed building shall have been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use.

Reason:

To ensure adequate access levels within the development in accordance with policies DM03 of the Adopted Barnet Development Management Policies DPD (2012) and 7.2 of the London Plan 2011.

14. Before the development hereby permitted is commenced a scheme indicating the provision to be made for cycle storage at the proposed building shall have been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use.

Reason:

To ensure adequate cycle storage within the development in accordance with policies DM17 of the Adopted Barnet Development Management Policies DPD (2012) and 6.9 of the London Plan 2011.

15. No external lighting shall be installed at the new building.

Reason:

To safeguard the residential amenity of the wider area in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS NPPF of the Adopted Barnet Core Strategy DPD (2012).

16. The use of the access at Hilton Avenue shall be for emergencies and servicing only. All staff shall continue to use the main entry and exit vehicular accesses on Woodhouse Road only.

Reason:

To safeguard the residential amenity of the wider area in accordance with policy DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF and CS1 of the Adopted Barnet Core Strategy DPD (2012) and 1.1 of the London Plan 2011.

17. 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 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.

18. 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.

19. 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 expanding on the principles set out in the Tree Surveys and Reports (by C J Wallis dated 28 January and 19 March 2013) including details of full specifications of foundations and site set up drawings should be 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 in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

20. No development or other operations shall commence on site in connection with the 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*.

Reason:

To safeguard the health of existing trees which represent an important amenity feature in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012), CS5 and CS7 of the Adopted Barnet Core Strategy DPD (2012) and 7.21 of the London Plan 2011.

21. Details of solar photovoltaic (PV) panels to be installed at the site shall be submitted to and approved in writing by the Local Planning Authority. Only the approved PV panels shall be installed.

Reason

To protect trees adjacent to the development 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)

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:CS NPPF, CS1, CS5, CS6, CS7, CS9, CS10, CS12, CS13

Development Management Policies (Adopted) 2012: DM01, DM02, DM03, DM04, DM06, DM11, DM13, DM15, DM17

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

Having taken all material considerations into account, it is considered that this proposed redevelopment of the school is considered acceptable because the site is situated in a location that has good public transport links and would not be harmful to the residential amenity of the locality or to the setting of the adjacent listed building. The proposed extension is considered acceptable in design terms and would have less of an impact on parking and traffic generation when compared to the existing use of the site. Furthermore, a financial contribution for the implementation of a travel plan will accompany the scheme. The proposal would not harm the residential amenity of neighbouring occupiers.

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.

2. The Mayor of London introduced a Community Infrastructure Levy on 1st April 2012 setting a rate of £35 per sqm on all 'chargeable development' in Barnet. Your planning application has been assessed to require a charge of £10,780.

This will be recorded to the register of Local Land Charges as a legal charge upon your site should you commence development. This Mayoral CIL charge will be passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

If Affordable Housing Relief or Charitable Relief applies to your development then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: www.planningportal.gov.uk/cil

You will be sent a 'Liability Notice' that will provide full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, this is also available from the Planning Portal website.

The Community Infrastructure Levy becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet statutory requirements, such requirements will all be set out in the Liability Notice you will receive.

If you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please contact us: cil@barnet.gov.uk.

1. MATERIAL CONSIDERATIONS

National Planning Policy Framework

The Mayor's London Plan: July 2011

Relevant Core Strategy Policies: CS NPPF, CS 5, CS 10

Relevant Development Management Policies: DM01, DM02, DM03, DM13, DM17

draft Sustainable Design and Construction (Nov 2012)

Relevant Planning History:

Site history for current landparcel :

39605 - Woodhouse College, Woodhouse Road, London, N12 9EY

Case Reference: **F/00052/13**

Unique Applications for BLPUs included in this application

Enforcement Notices

Consultations and Views Expressed:

Neighbours Consulted: 171

Replies: 3 (inc. a petition with 29 signatures)

Neighbours Wishing To 1
Speak

The objections raised may be summarised as follows:

- Overlooking and loss of privacy.
- Increased noise and disturbance due to alterations to the parking which will bring vehicles into closer proximity to the dwellings along Hilton Avenue.
- Upgrading and future use of the access off Hilton Avenue will increase noise and disturbance.
- Lack of Traffic Management Survey or Assessment to address increase in traffic movements along Hilton Avenue.
- Increased car parking resulting in increased pollution and noise.

Date of Site Notice: 24 January 2013

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is located on the north eastern side of the college's estate. The site is not within a Conservation Area and is not within close proximity of any listed buildings. There are however several trees within the vicinity, two of which are protected by Tree Preservation Orders (TPO's). The site is currently occupied by mobile classrooms and a disused art block (now demolished). The proposed building would be completely surrounded by the existing school grounds.

Proposal:

The application seeks full planning permission for the erection of a school building for teaching accommodation with a gross internal area (GIA) of 838sqm on two floors. The proposed building will be a replacement for the original art block and mobile classrooms which had a combined floor space of 530sqm. The additional floorspace is required for adequately sized classrooms, staff room, common parts, corridors, staircases and toilets. The new block would measure approximately 42m in length and approximately 14m in width at the widest point. The flat roof building would have a height of just over 7m and solar panels would be installed on top of the roof. The application also includes a reorganisation of the car park which will result in an extension to the existing car park to make way for the new block. There will be

no additional spaces created overall. The car park layout has been amended to ensure that no spaces will be closer to existing residential properties than at present.

Planning Considerations:

Principle of Development

Policy CS10 states that the council will 'support the enhancement and inclusive design of community facilities' and 'address the needs of a growing, more diverse and increasingly younger population'.

The proposal will improve teaching facilities and will replace existing temporary and derelict/demolished teaching accommodation and would improve facilities on site. The proposal is for the replacement of existing space and there will be no additional staff or students. The application is therefore acceptable in principle given the current use of the site.

Design

Policy CS 5 states that 'We will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design'. Policy DM01 reinforces this by explaining that 'Development proposals should be based on an understanding of local characteristics'.

The proposed school building would improve the current situation at the site in design terms because it would result in the removal of existing unsightly mobile classrooms. The block itself respects the existing buildings at the site in terms of height and massing given that there are three storey buildings on site. The proposed block would be subservient to the existing school building to the south east of the site and is sympathetic to the character of the area. It should also be noted that flat roof buildings are a characteristic of the site because there is a flat roof on the existing three storey building immediately to the south east of the proposed new block. The new block would also be built upon an existing area of hardstanding and so would not result in the loss of any soft landscaping.

The existing car park layout is hazardous for staff and students due to its close proximity to the college buildings. The situation is exacerbated by the fact that there is no clear delineation between vehicular areas and pedestrian routes to and from teaching places. The proposed site plan aims to rectify this situation by moving the car park further east, allowing for an adequate grassed area that will act as a buffer zone between the main pedestrian thoroughfares and vehicular area.

Sustainability

Policy DM02 states that 'Where appropriate, development will be expected to demonstrate compliance with the following national and Londonwide standards supported by the guidance set out in the council's suite of Supplementary Planning Documents'. Policy DM01 reinforces this point and explains that 'All development should represent high quality design which demonstrates high levels of environmental awareness and contributes to climate change mitigation'.

The application addresses the need for climate change mitigation by proposing the installation of solar panels on the roof of the building. The serrated roof design was driven by the requirement to provide southerly oriented integrated solar panels at the

most efficient pitch for maximum exposure. The design also has the added benefit of facilitating ventilation through openable north lights. Further sustainability measures include exposed concrete slabs for thermal mass, daylight dimming and automatic light control and rainwater harvesting. There will also be recycled insulation where possible and natural ventilation. A planning condition will ensure that the new building is built to BREEAM 'Excellent' standard given that the applicant's have stated their desire for this level of sustainability.

Trees

Policy DM01 states that 'Trees should be safeguarded. When protected trees are to be felled the council will require replanting with suitable size and species of tree where appropriate'.

The proposed building would be located in relatively close proximity to two trees protected by TPO's. The applicant has submitted additional information in the form of a tree survey that adequately addresses all of the concerns of the council's tree officer. Numerous planning conditions will ensure that the existing trees are protected during all phases of the construction period. It should also be noted that the applicant has confirmed in writing that due consideration has been given to the possible overshadowing of the solar panels by existing trees and that there will be no future TPO applications to reduce any trees because of the shading impact.

Amenity

Policy DM01 states that 'Development proposals should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users'.

The proposed teaching block would be surrounded by the existing school grounds. At over 32m from the eastern boundary with Hilton Avenue the building is located further away than the previous art block. There will therefore be no detrimental impact with regard to overlooking, loss of sunlight and overdominance. Planning conditions requiring obscure glazing are not necessary given the separation distances involved between the proposed block and local dwellings.

A revised layout shows that the proposed carpark extension will not be located closer to the boundary wall with Hilton Avenue than that existing layout and so there will be no issues with regard to increased disturbance.

A landscaping scheme including planting on the boundary next to Hilton Avenue will further safeguard the privacy of the existing residences backing onto the application site.

Parking and Highway Safety

The proposal is for the replacement of existing space and there will be no additional staff or students and so a traffic management plan was not deemed necessary. Vehicular access routes to the site will remain unchanged and whilst the layout of the staff car park will be slightly altered to accommodate the new building the same number of parking spaces will remain.

Pedestrian access to the site will remain as existing via the established path network. A new paved area is proposed around the new building that will allow pedestrian access to the various entry points at the building. A grassed area allows for a buffer zone between the main pedestrian throughfare and the car park.

The applicants have confirmed that the effects on transport are therefore confined to the physical impacts of the changes on site. Furthermore, the vehicular access on Hilton Avenue will be for servicing and emergencies only, and will not have any more use than the current levels. A planning condition will ensure that all staff will continue to use the main entry and exit vehicular accesses on Woodhouse Road.

Accessibility and Inclusiveness

DM03 states states that 'Development proposals should meet the highest standards of accessible and inclusive design'.

All entrances on the proposal will be clearly visible and marked by changes in colour or material. The proposal has been designed to allow wheelchair access to all areas of the building.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Addressed in main body of the report.

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

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, this proposal complies with the Adopted Barnet Local Plan policies and guidance and would be in keeping with the character and appearance of the surrounding area. It is not considered to have a detrimental impact on the residential amenities of neighbouring occupiers. This application is therefore recommended for APPROVAL.

**SITE LOCATION PLAN:
N12 9EY**

Woodhouse College, Woodhouse Road, London,

REFERENCE:

F/00052/13

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