

LOCATION: Former St Marthas Junior School, 5B Union Street, Barnet, Herts, EN5 4HY
REFERENCE: B/02304/12 **Received:** 19 June 2012
WARD(S): High Barnet **Accepted:** 25 June 2012
Expiry: 20 August 2012

Final Revisions:

APPLICANT: Hanover
PROPOSAL: Demolition of vacant school buildings.
(CONSERVATION AREA CONSENT)

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: The development hereby permitted shall be carried out in accordance with the following approved plans: 277_PL_001; 002; 003; 004; 005; 006 Rev L; 007 Rev L; 008 Rev L; 009 Rev L; 010 Rev I; 011 Rev I; 012 Rev I; 013 Rev G; 014; 019 Rev H.

And the following additional documents:

Planning Statement (June 2012 prepared by Savills and updated 12 March 2013), Transport Statement (WSP, June 2012), Phase I and Phase II GeoEnvironmental Assessment (WSP), Daylight and Sunlight Report (Savills June 2012), Noise Impact Assessment (WSP, June 2012), Air Quality Assessment (WSP, May 2012), Energy Strategy and Sustainability Report (WSP, June 2012), Flood Risk Assessment (WSP, June 2012), Archaeological and Cultural Heritage Assessment (EDP, June 2012), Extended Phase I Habitat Survey (DF Clark Bionomique Ltd, October 2012), Bat Survey (DF Clark Bionomique Ltd, August 2012), Design and Access Statement, Arboricultural Impact Assessment (November 2011 and addendum report January 2012, DF Clark Bionomique Ltd).

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 The demolition works hereby permitted shall not be undertaken before a contract for the carrying out of the works of redevelopment of the site has been executed and planning permission has been granted for the redevelopment for which the contract provides. Evidence that this contract has been executed shall be submitted to the Local Planning Authority and approved in writing by the Local Planning Authority prior to any demolition works commencing.

Reason:

To preserve the established character of the Conservation Area pending satisfactory redevelopment of the site in accordance with policy DM06 of the Adopted Barnet Development Management Policies DPD (2012), CS NPPF of the Adopted Barnet Core Strategy DPD (2012).

- 4 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.

- 5 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).

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 and CS5.

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

ii) The proposal is acceptable for the following reason: The proposed demolition of the existing building is considered to be acceptable and would not have a detrimental to the character and appearance of this part of the Wood Street Conservation Area.

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

National Planning Policy Framework

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The 'National Planning Policy Framework' (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that "good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people". The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would "significantly and demonstrably" outweigh the benefits.

The Mayor's London Plan July 2011:

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Relevant Local Plan (2012) Policies:

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents (DPD). Both DPDs were adopted on 11 September 2012.

Relevant Core Strategy DPD (2012): Policies CS NPPF and CS5.

Relevant Development Management DPD (2012): Policies DM01 and DM06.

Relevant Planning History:

Site Address:	Former St Marthas Junior School, 5B Union Street, Barnet, Herts, EN5 4HY
Application Number:	B/02303/12
Application Type:	Full Application
Decision:	Not yet decided
Proposal:	Demolition of vacant convent school buildings and erection of part single, part two, part three storey building containing 25 residential dwellings (Use Class C3) for over 50's; single storey summerhouse for communal use, external communal space, 9 car parking spaces and associated landscaping, single storey laundry/plant room.

Consultations and Views Expressed:

Neighbours Consulted: 1 Replies: 0

Internal /Other Consultations:

Conservation Area Advisory Committee: Objected to the planning application and comment that conservation area consent should not be granted until an acceptable replacement development has been approved.

Date of Site Notice: 12 July 2012

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site is located on the south side of Union Street and has an area of some 0.32ha.

It is some 55m to the west of the junction of Union Street and the High Street. The site is within the Wood Street Conservation Area.

The premises is a former convent junior school. The school was an independant Roman Catholic School for children aged 3-11 and has now been vacant for over 3

years. Originally it was part of a large convent with the Sister's accommodation being located in the Grade 2 Listed Building which fronts Wood Street to the south. The school and Nunnery were sold off separately in 2009 and the former convent has now been converted into 9 flats, the communal garden area of which abutts the southern boundary of the application site. The site is currently occupied by a substantial 2 storey school building which runs along the Union Street frontage and is itself screened from Union Street by a high brick wall running the entire length of the frontage. There are a number of outbuildings located within the site. The majority of the remainder of the site is hard surfaced.

Proposal:

This application seeks Conservation Area Consent for the demolition of the buildings on the site. This application is accompanied by a full planning application for the redevelopment of the site, reference B/02303/12.

Planning Considerations:

The contribution made by an existing building to the architectural and historic interest of an area will need to be taken into account in assessing proposals to demolish buildings within the Conservation Area. Without acceptable redevelopment or use of a site being secured, demolition can result in the formation of untreated gap sites which can be harmful to the character and appearance of conservation areas.

The existing building is of limited merit and makes little contribution to the character and appearance of the Conservation Area. It's loss is therefore considered to be acceptable.

The proposed redevelopment scheme under planning application reference B/02303/12 is considered to provide an acceptable replacement, is an appropriate and well designed proposal and therefore subject to conditions the proposal to demolish the building is considered to be acceptable.

3. COMMENTS ON GROUNDS OF OBJECTIONS

No objections have been received.

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

This application is considered to accord with the adopted Development Plan Policies and is therefore recommended for approval.

SITE LOCATION PLAN: Former St Marthas Junior School, 5B Union Street, Barnet, Herts, EN5 4HY

REFERENCE: B/02304/12



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