

LOCATION: Pardes School House, 37 Hendon Lane, London, N3 1RY
REFERENCE: F/00141/13 **Received:** 10 January 2013
Accepted: 10 January 2013
WARD(S): Finchley Church End **Expiry:** 07 March 2013

Final Revisions:

APPLICANT: Cometville Limited
PROPOSAL: Erection of new brick wall including brick piers and infill metal railings to College Terrace frontage following demolition of remaining low section of boundary wall.

RECOMMENDATION: Approve Subject to Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site Location Plan; 02a-Existing Ground Floor Plan; 03a- Proposed Ground Floor Plan; 04a- Existing and Proposed Side Elevation; 05- Proposed Side Elevation; Christopher Wickham Associates- Planning Design and Access Statement (incorporating NPPF Heritage Asset Impact Assessment); Wassells-Site Specific Arboricultural Survey, Impact and Method Statement- December 2012
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 the development hereby permitted commences, details of the bricks (not withstanding details shown on the plans), stone coping and railings to be used on the site boundary 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.
- 4 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 and details of foundation design, piling and any ground surface beams 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 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.

- 5 There shall be no change of ground levels in the vicinity of the hereby approved wall.

Reason:

To protect the amenity of trees of special amenity value in accordance with policy DM01 of the Barnet Local Plan (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 polices are relevant:

Finchley Church End Conservation Area Character Appraisal

Core Strategy (Adopted) 2012:

CS NPPF, CS1, CS5

Development Management Policies (Adopted) 2012:

DM01, DM02, DM06

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

Having taken all material considerations into account, the proposal for new boundary treatment would not detrimentally impact on the qualities of this "Statutory List of Buildings of Special Architectural or Historic Interest" and designated as Grade II building and protects the character of this part of the Finchley Church End Conservation Area. The design of the boundary treatment is such that, as conditioned, it preserves the character and appearance of the individual listed property, street scene, conservation area, trees of amenity value and area of special character.

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.

The Mayor's Housing Supplementary Planning Guidance (November 2012) provides guidance on how to implement the housing policies in the London Plan.

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, CS1, CS5.

Relevant Development Management DPD (2012): Policies DM01, DM02, DM06

Supplementary Planning Documents and Guidance

The Council has adopted two supporting planning documents to implement the Core Strategy and Development Management Policies DPDs. These are now material considerations. The Residential Design Guidance SPD (2013) and Sustainable Design and Construction SPD (2013) are now material considerations.

Finchley Church End Conservation Area Character Appraisal (2011)

Relevant Planning History:

Site Address: PARDES HOUSE SCHOOL HENDON LANE LONDON N3 1SA
Application Number: C02183AG/00
Application Type: Listed Building Consent
Decision: Finally disposed of
Decision Date: 05/03/2003
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Brick wall to part of boundary fronting Regents Park Road and to the side of No.289. New gates, hardsurfacing to form a parking area for 35 cars accessed from Regents Park Road and 1.5m high fencing around part of parking area. [Listed Building Consent].**
Case Officer: Clive Townsend

Site Address: PARDES HOUSE SCHOOL HENDON LANE LONDON N3 1SA
Application Number: C02183AE/00
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 10/11/2000
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Erection of 2m high railings to enclose part of playground.**
Case Officer: Clive Townsend

Site Address: PARDES HOUSE SCHOOL Hendon Lane London N3 1SA
Application Number: C02183AR/02
Application Type: Details Application
Decision: Approve
Decision Date: 12/02/2003
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Details of brick for new wall pursuant to Condition 2 of planning permission Ref. C02183AL/01 dated 19.12.01.**
Case Officer: Clive Townsend

Site Address: PARDES HOUSE SCHOOL HENDON LANE LONDON N3 1SA
Application Number: C02183AL/01
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 19/12/2001
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **New railings, walls and gates following removal of existing low wall, chain link fencing and gates. Provision of security cameras.**
Case Officer: Clive Townsend

Site Address: PARDES HOUSE SCHOOL HENDON LANE LONDON N3 1SA
Application Number: C02183AH/00
Application Type: Full Application
Decision: Finally disposed of
Decision Date: 05/03/2003
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Brick wall to part of boundary fronting Regents Park Road and to the side of No.289. New gates, hardsurfacing to form a parking area for 35 cars accessed from Regents Park Road and 1.5m high fencing around part of parking area.**
Case Officer: Clive Townsend

Site Address: PARDES HOUSE SCHOOL Hendon Lane London N3 1SA
Application Number: C02183AS/02
Application Type: Listed Building Consent
Decision: Approve
Decision Date: 12/02/2003
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Details of brick for new wall pursuant to condition 2 of Listed Building consent Ref: C02183AM/01 dated 19.12.2001.**
Case Officer: Clive Townsend

Site Address: PARDES HOUSE SCHOOL HENDON LANE LONDON N3 1SA
Application Number: C02183AD/00
Application Type: Listed Building Consent
Decision: Approve with conditions
Decision Date: 10/11/2000
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Erection of 2m high railings to enclose part of playground.**
Case Officer: Clive Townsend

Site Address: Pardes House School Hendon Lane LONDON N3
Application Number: C02183L
Application Type: Listed Building Consent
Decision: Approve with conditions
Decision Date: 19/03/1996
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **New gates, railings and sections of dwarfbrick wall.**
Case Officer:

Site Address: Pardes House School Hendon Lane LONDON N3
Application Number: C02183M
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 19/03/1996
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **New gates, railings and sections of dwarfbrick wall.**
Case Officer:

Site Address: Pardes House School Hendon Lane LONDON N3 N3
Application Number: C02183Z
Application Type: Full Application
Decision: Not yet decided
Decision Date: 06/12/1999
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **2.3m high brick wall to part of boundary to Regents Park Road and No. 289, metal gate and hardsurfacing to form a car parking area accessed from Regents Park Road.**
Case Officer:

Site Address: Pardes House School Hendon Lane LONDON N3 N3
Application Number: C02183AA
Application Type: Listed Building Consent
Decision: Refuse
Decision Date: 06/12/1999

Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **2.3m high brick wall to part of boundary to Regents Park Road and No. 289 metal gate and hardsurfacing to form a car parking area accessed from Regents Park Road.**

Case Officer:

Site Address: PARDES HOUSE SCHOOLS HENDON LANE LONDON N3 1SA
Application Number: C02183AM/01
Application Type: Listed Building Consent
Decision: Approve with conditions
Decision Date: 19/12/2001
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **New railings, walls and gates following removal of existing low wall, chain link fencing and gates.**

Case Officer: Clive Townsend

Site Address: Pardes House Schools Hendon Lane Finchley London N3 1SA
Application Number: C02183AT/02
Application Type: Full Application
Decision: Approve with conditions
Decision Date: 06/03/2003
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Erection of new 3m high weldmesh fence at rear of 287-289 Regents Park Road to enclose existing playground.**

Case Officer: Clive Townsend

Site Address: 287 REGENTS PARK ROAD, LONDON, N3 1DE
Application Number: F/03000/08
Application Type: Conditions Application
Decision: Approve
Decision Date: 09/10/2008
Appeal Decision: No Appeal Decision Applies
Appeal Decision Date: No Appeal Decision Date exists
Proposal: **Submission of details of conditions 13 (gates & railings) and 14 (new doors & windows) pursuant to planning permission C/16628/C/08 dated 06.05.08.**

Case Officer: Fabien Gaudin

Enforcement Notices picked up in spatial search

Reference Name ENF/429/06/C
Description **Listed Building Enforcement Notice served under Section 38 of the Planning (Listed Buildings And Conservation Areas) Act 1990. (The demolition of a section of a wall forming part of a listed building.)**

Reference Name
Description **Breach of Planning Control Alleged. section 171a(1)(a) of Town and Country Planning Act 1990**

Reference Name
Description **adversely affecting the amenity of part of the area. section 215 of Town and Country Planning Act 1990**

Reference Name
Description **Enforcement Notice served under Section 171a(1)(a) of Town and Country Planning Act 1990.**

Reference Name
Description

Consultations and Views Expressed:

Neighbours Consulted: 158 Replies: 14
Neighbours Wishing To Speak 0

The objections raised may be summarised as follows:

- Wall is listed so should be replaced with Like for like brick wall
- metal railings create a loss of privacy
- original brick wall provided privacy and acted to reduce noise
- provision should be made for loss of parking to residents of college terrace whilst construction of the new wall occurs
- provision should be made to prune the trees to prevent loss of light and during bad weather potential damage
- current situation is an eye sore, health hazard, dump rubbish and conduct anti-social behaviour
- current situation is a safety hazard to pupils who climb the wall
- concerns about fence not being high enough to prevent damage from stray balls from the playground

One letter of support was received.

Internal /Other Consultations:

- Urban Design & Heritage - No objection following amendments
- Trees and Landscaping - No objection
- London & Middlesex Archaeological Society - Objection: a replacement brick wall is preferred, using second hand bricks with carefully designed foundations across the root systems of the four London Planes. The Committee propose a substantial hedge as an appropriate solution. Current scheme fails to preserve or enhance the Conservation Area.
- Finchley Society - continued concerns with the failure of the school to look after the listed building and welcome the enforcement action taken. Current situation is a disgrace and the application is a serious attempt to rectify it. However it does not restore the sense of enclosure to College Terrace and legibility of the continuation of The Avenue- the traditional path to the parish church. The proposed open boundary destroys the strong sense of place. Preference would be for the demolished wall to be re-built using saved and identical bricks, taking all steps to preserve the trees. Alternatively a tall beech hedge with functional but invisible chainlink fence behind for security.
- Dollis Park and District Residents Association - proposal is not consistent with the objectives of the Conservation Area designation. Request that the original wall, or equivalent structure be provided as this recognises the privacy and need to be protected from the noise of residents of College Terrace

Date of Site Notice: 24 January 2013

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site refers to the curtilage of Pardes House School, which fronts onto Hendon Lane, Collage Terrace and Regents Park Road within the Finchley Church End ward in the centre of the Borough. It is the Collage Terrace frontage specifically to which this application relates.

Pardes House School, formally Christ's College was designated as Grade II listed on 25th March 1985.

The list description notes;

"1860-61 Edward Roberts. Rectangular building of red and blue brick in modified gothic style. Gabled and slated roofs with tall, round tower at one corner capped by a low, conical spire. Two and three storeys above a basement. Hall on ground floor, spiral stair in tower and dormitories (former) on second floor with open roof trusses. Chiefly remarkable for tower."

The site is also located with the Finchley Church End Conservation Area, designated in 1979.

The Conservation Area Character Appraisal, adopted 2011 notes;

"The grade II listed copper-roofed tower of Gothic-style Pardes Houses School by Edward Roberts in red brickwork with diaper detailing creates a distinctive local landmark characterising linear views along the length of Hendon Lane."

"The tall brick piers fronting Pardes House School are considered inappropriate in design and materials, as the yellow brick used does not match that of the main school building"

The boundary treatments around the school site consist of solid wall along the Regents Park Road frontage, low brick walls with metal railings and brick piers along the Hendon Lane frontage and previously a solid brick wall along the College Terrace frontage. The current situation is that the original brick wall along College Terrace, as well as part of the Regents Park Road red-brick wall in front of the sub-station, have been demolished as it was unstable and considered to be a dangerous structure. In its place temporary metal and timber fencing and hoardings have been erected.

Proposal:

This application seeks consent for the erection of a new brick wall including brick piers and infill metal railings to the Collage Terrace frontage.

The height of the low wall is proposed to be 0.55m with railings above taking the overall height to approximately 2.4m. The brick piers would measure 2.4m in height. The wall and railings are proposed to align to the school boundary except where it is proposed to divert behind the four Plane trees.

The application has been amended since the original submission to show:

- The small section of original old wall closest to Hendon Lane is to be retained, with the section of poorly rebuilt wall adjacent removed with the proposed low brick wall with railings above erected up to this point
- The area in front of the existing porter cabin has an existing small section of original wall at a low level. This is now proposed to be retained and incorporated into the new scheme
- The area of wall closest to Regents Park Road and in front of the existing sub-station is now proposed to match the existing red-brick wall in design and

materials.

Planning Considerations:

The main issue in this case is whether or not the alterations would be visually obtrusive forms of development which would detract from the character and appearance of the street scene and this part of the Finchley Church End Conservation Area and have an adverse and visually obtrusive impact upon the amenity of the occupiers of the neighbouring properties.

The supplementary planning guidance for this area is the Finchley Church End Conservation Area Appraisal which has been the subject of public consultation and Local Planning Authority approval.

Policy DM01 of the Development Management Policies (Adopted) 2012 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers.

Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

Policy DM06 of the Development Management Policies (Adopted) 2012 states that development proposals must preserve or enhance the character and appearance of 16 Conservation Areas in Barnet.

Planning permission and listed building consents were given in 2001 for "new railings, walls and gates following the removal of existing low wall, chain link fence and gates, and the provision of security cameras" along Hendon Lane under references C02183AL/01 and AM/01. Whilst the materials condition was discharged, the Local Planning Authority are of the opinion that the materials used in construction of this replacement wall along Hendon Lane fail to preserve or enhance the character and appearance of the Conservation Area. The yellow bricks used fail to match the original building and the concrete copings to the piers are considered to be a particularly inappropriate addition to the Conservation Area. Therefore, it is crucial in this case to improve upon this situation and ensure quality materials are used for the construction of the replacement wall along College Terrace.

On balance it is considered that proposed replacement wall with railings offers an acceptable solution to the existing poor situation which is creating a hazard both for users of the school and residents along College Terrace. It is important that a permanent boundary enclosure is reinstated and the existing ramshackle solution is removed. The proposed replacement wall and railings will offer a continuation of the existing replacement found along Hendon Lane to a more appropriate standard, whilst retaining the remaining original elements - in particular the section of low wall towards Regents Park Road and section of full wall closest to Hendon Lane. As such the proposal is not considered to be out of character with this part of the Finchley Church End Conservation Area. It is not considered that there will be any loss of amenity to the residents of College Terrace in replacing the solid wall with a low wall with railings above.

A condition has been applied to the recommendation of approval requesting details of the proposed materials, including the bricks, stone copings to the piers and metal railings.

It is important the materials are of a high quality to ensure the replacement boundary treatment both preserves and enhances the character and appearance of the Finchley Church End Conservation Area.

It is not considered that there will be any loss of amenity to the residents of College Terrace in replacing the solid wall with a low wall with railings above.

To ensure there is no detriment to the amenity of the existing trees along College Terrace a specific condition requesting a method statement detailing precautions to minimise damage to trees and details of foundation design, piling and any ground surface beams in accordance with the British Standard is required. In addition, a separate condition to ensure no change in levels will occur has been applied to further protect the existing trees.

Therefore, taking all material considerations into account it is considered the proposed replacement wall and railings preserve significance of the setting of the Grade II listed building at Pardes House school, whilst also preserving the character and appearance of the Finchley Church End Conservation Area, the amenities of neighbouring occupiers, in particular those residents along College Terrace, and safeguard the amenity of the trees along the application boundary.

3. COMMENTS ON GROUNDS OF OBJECTIONS

Planning matters are covered in the above 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

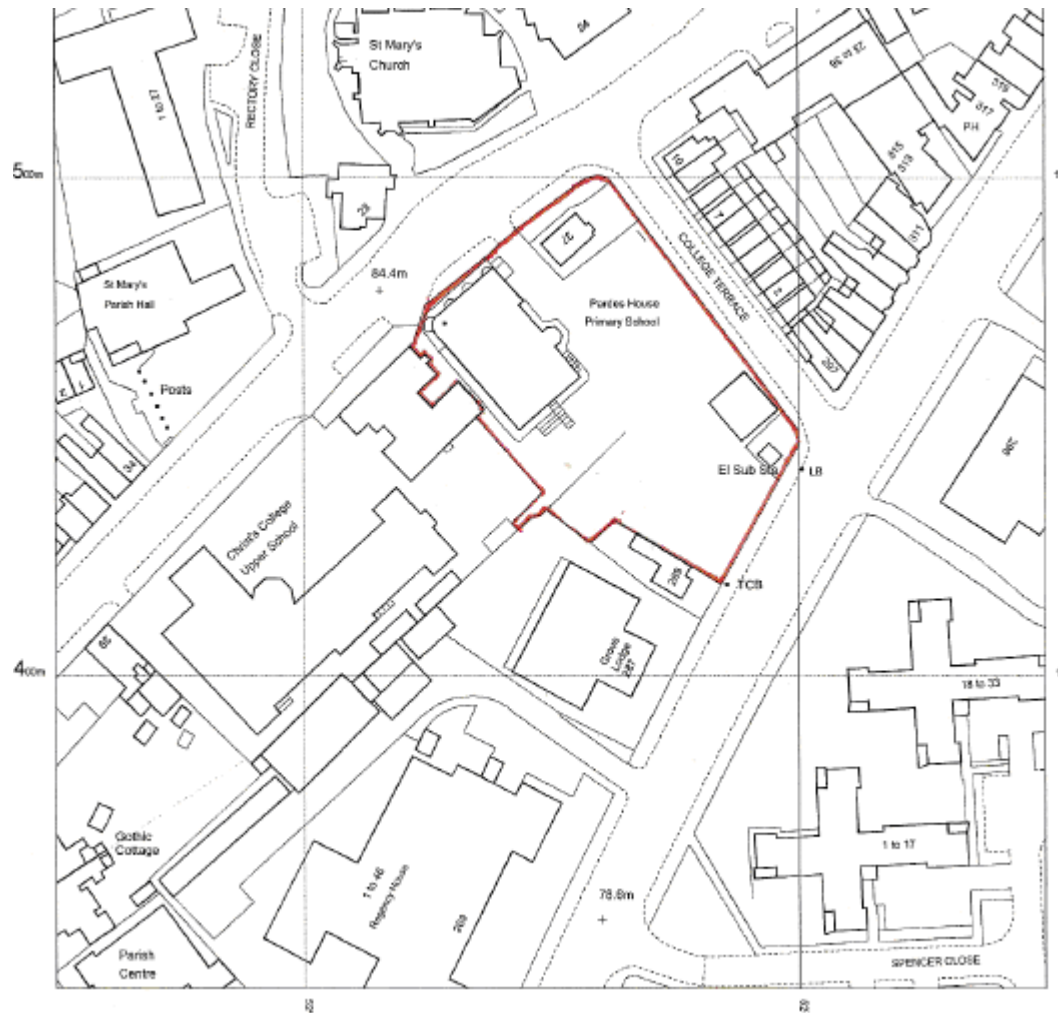
Having taken all material considerations into account, the proposal for new boundary treatment would not detrimentally impact on the qualities of this "Statutory List of Buildings of Special Architectural or Historic Interest" and designated as Grade II building and protects the character of this part of the Finchley Church End Conservation Area. The design of the alterations is such that, as conditioned, they preserve the character and appearance of the individual property, street scene, conservation area, and area of special character.

**SITE LOCATION PLAN:
N3 1RY**

Pardes School House, 37 Hendon Lane, London,

REFERENCE:

F/00141/13



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