

LOCATION: Stonegrove and Spur Road Estate, Edgware, HA8 8BT

REFERENCE: H/01379/14

Received: 20 March 2014

Accepted: 20 March 2014

WARD(S): Edgware

Expiry: 19 June 2014

Final Revisions: 22 April 2014

APPLICANT: Barratt Evolution Ltd

PROPOSAL: Reserved Matters Application (scale, appearance and landscaping) for combined Community Centre and Church Building within Character Zone 2 pursuant to outline planning permission ref: W13582E/07 dated 06/10/08 as renewed by planning permission ref: H/03635/11 dated 07/12/11.

RECOMMENDATION: APPROVE SUBJECT TO CONDITIONS

1. Approved plans

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

12407 02 01

12407 02 02

12407 02 03

12407 02 04

12407 02 05

12407 02 06

12407 02 07

12407 02 08

12407 02 09

12407 02 10

12407 02 11

12407 02 12

12407 02 101

12407 02 102

12407 02 103

12407 02 104

12407 02 106

Design and Access Statement by Sprunt

Planning Statement by Quod

Transport Statement by Robert West

Sunlight and Daylight Report by BVP

Statement of Community Involvement by HardHat

BREEAM Pre-assessment by EC7

Energy Strategy Overview by Whitecode Design Associates

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. Materials

Notwithstanding the plans hereby approved, before the commencement of development hereby permitted, details and samples of all materials to be used for the external surfaces of the buildings 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 the details as approved.

Reason:

To ensure the delivery of a high quality building, 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.

3. Architectural Details

Before the commencement of development hereby permitted, details of the following shall be submitted to and approved in writing by the Local Planning Authority:

- Steel and timber screening posts to stairs and balcony and glass balustrade
- Brown roof system including details of proposed wind catchers;
- Rainscreen cladding and curtain walling system;
- Rainwater goods to and drainage details;
- Roof overhangs including proposed gulam roofing beams; and
- Proposed fencing, gates and bollards;

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

Reason:

To ensure the delivery of high quality buildings and safeguard the visual amenities of the locality.

4. Car Parking Management Plan

Prior to the occupation of the development hereby approved, a Car Parking Management Plan detailing the following shall be submitted to and approved in writing by the Local Planning Authority:

- location and layout of car parking spaces;

- vehicular circulation and turning details;
- the allocation of car parking spaces;
- details of bollards and fencing (These must not exceed 1.05m in height);
- on site parking controls;
- electric charging points;
- the enforcement of unauthorised parking; and
- disabled parking spaces.

The car parking spaces shall not thereafter be used for any purpose other than for the parking and turning of vehicles associated with the development. The parking management plan shall be implemented in accordance with the approved details before the buildings hereby permitted are occupied and maintained thereafter.

Reason:

To ensure that parking and associated works are provided in accordance with the council's standards in the interests of pedestrian and highway safety and the free flow of traffic in accordance with policies DM17 of the Adopted Barnet Development Management Policies DPD (2012) and 6.1, 6.2 and 6.3 of the London Plan 2011.

5. Cycle Parking

16 secure cycle parking stands shall be provided for staff and visitors within the street in accordance with details to be submitted to and approved by the Local Planning Authority. The cycle stands shall be installed in accordance with the agreed details and shall be thereafter maintained for the life of the development.

Reason:

To ensure the cycle storage is secure and to encourage sustainable forms of travel in accordance with Policies CS9 of the Core Strategy (2012) and DM17 of the Development Management Policies (2012).

6. Security Management Plan

Prior to the occupation the development hereby approved, a Security Management Plan detailing security measures for this phase in accordance with the principles of Secure By Design shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Barnet Borough Police Crime Prevention Design Adviser.

Reason:

To ensure that the development provides a safe and secure environment.

7. Method Statement – Trees

No site works or works on this development shall be commenced before a dimensioned tree protection plan in accordance with Section 5.5 of British Standard BS5837: 2012 *Trees in relation to design, demolition and construction - Recommendations* and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 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 D12 and D13 of the Barnet UDP 2006 and policy 7.21 of the London Plan 2011.

8. Services in Relation to Trees

Prior to commencement of the site drainage and buried services installations, details of the location, extent and depth of all excavations for drainage and other services in relation to trees to be retained shall be submitted and approved by the Local Planning Authority and the development 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 D12 and D13 of the Barnet UDP 2006 and policy 7.21 of the London Plan 2011.

9. Landscaping Details

A scheme of hard and soft landscaping, including 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 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).

10. Landscaping Implementation

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.

11. Landscaping Maintenance

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.

12. Waiver of Liability and Indemnity Agreement

Prior to the occupation of the development hereby approved, a Waiver of Liability and Indemnity Agreement in relation to the non-adopted roads within the development must be signed by the developer and be submitted to and approved in writing by the Local Planning Authority. This is to indemnify the Council against any claims for consequential damage caused to private roads arising from and/ or in connection with the collection of waste by the Council from the premises.

Reason:

To ensure that the access is satisfactory in terms of highway safety development and to protect the amenity of the area and in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

13. Details of Traffic Circulation Routes

Prior to the occupation of the building hereby approved, details of traffic circulation routes along the non-adopted roads within the zones along with any associated signage and street furniture, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the details approved.

Reason:

To ensure that vehicles can access the development safely in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

14. Hours of Opening

The use hereby permitted shall not open outside of the following times:

Community Centre 08:00 - 23:00 hours Daily.

Nursery 07:00 -19:00 hours Monday to Friday

Church 08:00 - 23:00 hours Daily.

The premises can be used for up to 12 occasions in any one calendar year outside of the permitted hours in accordance with details to be submitted to discharge condition 16 'Events Management Plan'.

Reason:

To safeguard the amenities of occupiers of adjoining residential properties.

15. Noise Assessment

Prior to the commencement of the development hereby approved, a report shall be carried out by a competent acoustic consultant that assesses the likely noise impact from any plant and machinery as well as the use of the building on neighbouring residential properties. The report shall clearly outline mitigation measures needed to reduce these noise impacts to acceptable levels and should include the provision of mechanical ventilation. It should include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the contents and recommendations. The approved mitigation measures shall be implemented in their entirety before the occupation of the building and shall thereafter be maintained in accordance with the agreed details.

Reason:

To ensure that the amenities of neighbouring premises are protected from noise from the development.

16. Events Management Plan

Prior to first occupation of the Church and Community Centre hereby permitted an Events Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The EMP shall include, but not be limited to the following:

- Hours of opening for the different facilities within the site;
- Management arrangements for the site and facilities;
- Scale and frequency of events taking place on a weekly, monthly and annual basis and how these events will be managed;
- Parking arrangements and controls for events;
- Code of conduct for users of the site;
- Links with external clubs (existing or new)

A revised Events Management shall be submitted 24 months following the commencement of use, to allow the operation of the premises to be reviewed in light of operational experience.

Reason:

To ensure that the access is satisfactory in terms of highway safety development and to protect the amenity of the area and in accordance with London Borough of Barnet's Local Plan Policy CS9 of Core Strategy (Adopted) September 2012 and Policy DM17 of Development Management Policies (Adopted) September 2012.

INFORMATIVE(S):

1. The applicant is reminded that the conditions and planning controls in the outline permission W13582E/07 dated 06/10/08 as renewed by planning permission ref: H/03635/11 dated 07/12/11 for the redevelopment of the Stonegrove and Spur Road Estate are still relevant and must be complied with. There are also conditions that require to be discharged prior to the occupation of the development.

2. Where a developer proposes to discharge water to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

1. MATERIAL CONSIDERATIONS

1.1 Key Relevant Planning Policy

National Planning Policy Framework

National planning policies are set out in the National Planning Policy Framework (NPPF). This 65 page document was published in March 2012 and it replaces 44 documents, including Planning Policy Guidance Notes, Planning Policy Statements and a range of other national planning guidance. The NPPF is a key part of reforms to make the planning system less complex and more accessible.

The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The document includes a 'presumption in favour of sustainable development'. This is taken to mean approving applications, such as this proposal, which are considered to accord with the development plan.

The Mayor's London Plan: July 2011

The replacement London Plan was adopted on 22nd July 2011 and provides the strategic planning guidance and policies for the capital. It promotes sustainable growth and environmentally responsive development.

Relevant policies:

Policy 3.5 Quality and design of housing developments

Policy 3.18 Education facilities

Policy 5.3 Sustainable design and construction

Barnet Core Strategy (Adopted 2012)

The Planning & Compulsory Purchase Act 2004 reformed the development plan system replacing the Unitary Development Plan (UDP) with the Local Development Framework (LDF). The LDF will be made up of a suite of documents including the Core Strategy and Development Management Policies DPD.

The Core Strategy will contribute to achieving the vision and objectives of Barnet's Sustainable Community Strategy and will help our partners and other organisations to deliver relevant parts of their programmes. It will cover the physical aspects of location and land use traditionally covered by planning. It also addresses other factors that make places attractive and distinctive as well as sustainable and successful.

The following policies are relevant:

CS 1 Barnet's Place Shaping Strategy - The Three Strands Approach

CS 10 Enabling Inclusive and Integrated Community Facilities and Uses

Development Management Policies DPD (Adopted 2012)

DM02 Development standards

DM04 Environmental considerations for development

1.2 Relevant Planning History:

Application Ref.	Address	Description of Development	Decision and Date
W13582E/07	Stonegrove and Spur Road Estates, Edgware, London	Outline planning application for the redevelopment of Stonegrove and Spur Road Estates to include the demolition of the 603 existing residential units, community and school buildings, and the erection of 937 new residential units, new community hall, church and church hall with nursery facility, the provision of associated public and private open space, car parking and cycle parking, new vehicular access off Spur Road, new vehicular access off Stonegrove, and new internal road layout. Of the 937 new residential units, the application includes the submission of full details for Zone 1 of the redevelopment which will involve the erection of 138 residential units (31 houses and 107 flats) of which 86 units will be affordable and 52 will be for private sale, associated hard and soft landscaping incorporating new public open space, and associated car parking and cycle parking. Submission of Environmental Statement.	Approved 6th October 2008 after completion of a S106 agreement
H/02723/09	Zone 6, Stonegrove and Spur Road Estates, Edgware, London	Reserved matters application seeking approval for scale, appearance and landscaping in relation to Character Zone 6 of the redevelopment of Stonegrove and Spur Road Estates comprising 98 residential units pursuant to Condition 3 of outline planning permission reference W13582E/07 dated 06/10/2008.	Approved 19th October 2009

H/04521/09	Zone 5A, Stonegrove and Spur Road Estates, Edgware, London, HA8 8BT	Reserved matters application seeking approval for scale, appearance and landscaping in relation to Character Zone 5A of the redevelopment of Stonegrove and Spur Road Estates comprising 67 residential units for private sale pursuant to Condition 3 of outline planning permission reference W13582E/07 dated 06/10/2008.	Approved 18 th February 2010
H/00433/11	Development Phase 2 (comprising part of Character Zones 2 and 4), Stonegrove and Spur Road Estates, Edgware, HA8	Reserved matters application seeking approval for scale, external appearance and landscaping in relation to Development Phase 2 (comprising part of Character Zones 2 and 4) of the redevelopment of Stonegrove and Spur Road Estates, comprising 107 residential units, including 19 houses, pursuant to Condition 3 of outline planning permission reference W13582E/07 dated 06/10/2008.	Approved 16 th March 2011
H/03635/11	Stonegrove and Spur Road Estates, Edgware, London	Extension to the time limit for implementing Condition 3 of planning permission W13582E/07 dated 06/10/08 to allow submission of reserved matters to continue development in respect of 'Outline planning application for the redevelopment of Stonegrove and Spur Road Estates to include the demolition of the 603 existing residential units, community and school buildings, and the erection of 937 new residential units, new community hall, church and church hall with nursery facilities, the provision of associated public and private open space, car parking and cycle parking, new vehicular access off Spur Road, new vehicular access off Stonegrove, and new internal road layout. Of the 937 new residential units, the application includes the submission of full details for Zone 1 of the redevelopment which will involve the erection of 138 residential units	Approved 7 th December 2011 following deed of variation to the original section 106 agreement

		(31 houses and 107 flats) of which 86 units will be affordable and 52 will be for private sale, associated hard and soft landscaping incorporating new public open space, and associated car parking and cycle parking.'	
H/02475/12	Stonegrove and Spur Road Estates, Edgware, London	Reserved matters application seeking approval for scale, external appearance and landscaping for character zones 2 (part), 4, 5B and 7 of the redevelopment of Stonegrove and Spur Road estate pursuant to condition 2 of planning permission W13582/07 as renewed by H/03635/11 dated 07/12/11.	Approved 23 rd October 2012.
H/00233/13	Stonegrove and Spur Road Estates, Edgware, London	Reserved matters application seeking approval for scale, external appearance and landscaping for character zones 3 and 8 of the redevelopment of Stonegrove and Spur Road estate pursuant to condition 2 of planning permission W13582/07 as renewed by H/03635/11 dated 07/12/11.	Approved 22 nd April 2013.

1.3 Pre-Application Public Consultation

The applicant has submitted a Statement of Community Involvement (SCI) with the application. Barratt Homes appointed HardHat to undertake consultation for the reserved matters proposals for Stonegrove and Spur Road Estate.

Since the outline permission was granted, Barratt has continued to engage with a range of key stakeholders, including residents on the estate through representatives from the Stonegrove and Spur Road Partnership Board, residents from around the estate as well as local Councillors.

Community engagement has been ongoing since the proposed renewal of the outline planning permission in October 2011. The following activities were undertaken in relation to the Church/ Community Building:

- (i) Newsletters, delivered on a quarterly basis, to residents on the estate and the surrounding area;
- (ii) A website was set up containing key details and updated relating to the project with latest community news and copies of newsletters;
- (iii) Various feedback mechanisms provided for to ensure residents and stakeholders can input their views and raise questions;
- (iv) Regular meetings with Community Trust Steering Group since 2011 and Shadow Community Trust since late 2012;

- (v) Formation of Development Group and Associated Meetings with representation from various bodies including the Diocese of London;
- (vi) A Public Exhibition was held on Monday 13th January 2014;
- (vii) An Open Partnership Board meeting was held on Monday 13th January 2014 presenting proposals to members of the Development Group and wider Community.

Public Exhibition

A public exhibition was held at St. Peter's Church on Monday 13th January 2014 between 1pm – 3pm and 5pm – 7pm.

An A5 invitation was hand-delivered to 1500 households in the vicinity of the site on the weekend of the 4th and 5th January. A quarter page copy of the invitation was also featured in the Hendon & Finchley Times newspaper on the week preceding the event (10th January 2014). The event was further publicised in the December 2013 edition of the newspaper and on the dedicated project website.

The exhibition provided a series of displays illustrating the details of the proposed Church and Community Building and representatives from Barratt Homes, Quod planning consultants, Sprunt architects and Hard Hat Communications were present to answer any questions.

53 people signed in to the exhibition with at least a further 15 people in attendance over the course of the two sessions. The comments can be summarised as follows:

- (viii) Praise for the design of the new facility and treatment of different facades;
- (ix) Concern regarding use of wood on exterior as difficult and expensive to maintain;
- (x) Conflicting opinions regarding whether building should contain religious signage on exterior of the building;
- (xi) Comments from SureStart concerning need for facility to accommodate their needs.

Changes made as a result of feedback

- (xii) Revision of materials to include metal sub-bass and frames;
- (xiii) Confirmation of 5 permanent parking spaces rising to 8 during peak times and 16 for special events;
- (xiv) Provision of pram storage internally beneath the main stair and externally adjacent to the entrance;
- (xv) Introduction of bell tower and light well over the chapel incorporating bell from existing St Peters Church
- (xvi) Clarification that informal play area will be designed for a suitable for ball games and other activities
- (xvii) Change from single sex to unisex toilet provision;

- (xviii) Consultation rooms and a changing room introduced following requests from NHS providers and the youth services;
- (xix) Office space provided specifically for youth services;
- (xx) Access to the chapel provided internally and externally
- (xxi) New double doors provided to entrance forecourt to accommodate ceremonial functions i.e. weddings and funerals.

1.4 Public Consultation and views Expressed:

Consultations and Views Expressed:

Neighbours Consulted: 517

Replies: 0

Neighbours Wishing
To Speak 0

Internal /external and Other Consultations:

Highways

No objections subject to the attachment of appropriate conditions.

Environmental Health

No objections subject to the attachment of appropriate conditions.

2. PLANNING APPRAISAL

Background:

Application W13582E/07 for the redevelopment of Stonegrove and Spur Road Estates was heard at the Planning and Environment Committee on the 3rd March 2008. The application was approved by Members subject to the completion of a Section 106 legal agreement which was subsequently signed on the 6th October 2008.

The planning consent for the regeneration of Stonegrove and Spur Road Estates is a hybrid planning permission comprising of detailed planning permission for Zone 1 and outline consent for the remainder of the development (Zones 2-8). The approved regeneration comprises the following:

- (xxii) Demolition of all existing residential dwellings, community buildings and former Edgware School buildings;
- (xxiii) Construction of 937 residential units of which 520 will be for private sale and 417 will be affordable;
- (xxiv) Construction of a new community hall;
 - Replacement of the existing St Peter's Church, Church Hall and parsonage with a new Church, Church Hall and parsonage. The Church Hall will be suitable for accommodating a playgroup/crèche;
 - High quality public open space provision along with private gardens and communal gardens;

- Provision of a local Energy Centre to serve the development;
- Provision of a maximum of 1000 car parking spaces;
- Pedestrian and cycle routes across the site linking into the pedestrian and cycle network in the surrounding area;
- Means of access and off-site highway works. This includes a new access onto the A5 Stonegrove, retained but altered access points at Kings Drive and Green Lane and new private access junction onto the A410 Spur Road. The application also proposes works to the existing roundabout junctions on Spur Road at the A41 Edgware Road/A410 Spur Road roundabout and Canon's Corner roundabout

Reserved Matters have been approved for all of the principal character zones within the Masterplan. Remaining areas covered by the outline approval include the Church/ Community Centre which is covered by the current application located between Sterling Court and Academy Lane and 14 houses located between Kings Drive and Lacey Drive.

2. DESCRIPTION OF THE SITE AND PROPOSED DEVELOPMENT

2.1 Description of Site

Stonegrove and Spur Road Estates

The Stonegrove and Spur Road estates are located between the A5 Edgware Road, A410 Spur Road and the A41 Edgware Way approximately 1.2km from Edgware town centre. The site is within walking distance of Stanmore Underground Station (0.8km to the west) and Edgware Underground Station (1.7km to the south).

The overall regeneration site comprises an area of 11.37 hectares including the Stonegrove and Spur Road housing estates, the former Edgware School land and St. Peter's Church. The original residential accommodation across the two estates comprised 603 one, two and three bed flats and maisonettes in 19 blocks ranging from 4 to 11 storeys in height.

The London Academy which was completed in 2006 under a separate planning consent (ref: W13031/02), is located on the north side of the estate along Spur Road. The Academy replaced Edgware School which has since been demolished.

A petrol filling station, Tesco Express store and MacDonalds restaurant are located to the north west of the site on the Canon's Corner roundabout.

The areas to the south and west are made up of traditional residential streets. The majority of property is 1930s and 1950s detached and semi-detached housing. The Edgware Reform Synagogue is located on Stonegrove (A5) immediately to the south of the site.

The Church/ Community Centre Site

The application relates to the provision of the proposed church and community centre. The site for the church and community centre is located between zone 2 to the west and south and zones 5b and 7 to the east and north.

The site is located facing Lacey Drive to the south, residential properties in Sterling Court to the west, residential properties in Academy Lane to the east and the rear curtilage of the London Academy to the north.

Church and Community Centre Building

In terms of the layout of the building the Church is located on the front of the building facing Lacey Drive, with a main church hall and side chapel, vestry and store provided. A through corridor provides access through the centre of the ground floor accessible by both the church and community centre. The rear of the property at ground floor is taken up with the community centre uses, consisting of a main hall, ancillary café and WC, consulting room, office, store facilities. Direct access is provided from the main hall and café to the outside amenity areas. A lift also provides access to the first floor.

The first floor of the building is limited in useable space to the rear of the building with a 153.54 m² nursery facility provided along with ancillary storage office, kitchen, nappy changing and sleeping areas. An enclosed outdoor amenity space is provided at first floor level over the south western side of the development.

2.2 Description of Development

Development Approved Under the Outline Planning Permission

The approved outline planning consent for the regeneration of Stonegrove and Spur Road Estates (reference W13582E/07 as extended by application H/03635/11) comprises the following:

- Demolition of all existing residential dwellings, community buildings and former Edgware School buildings;
- Construction of 937 residential units of which 520 will be for private sale and 417 will be affordable;
- Construction of a new community hall;
- Replacement of the existing St Peter's Church, Church Hall and parsonage with a new Church, Church Hall and parsonage. The Church Hall will be suitable for accommodating a playgroup/crèche;
- High quality public open space provision along with private gardens and communal gardens;
- Provision of a local Energy Centre to serve the development;
- Provision of a maximum of 1000 car parking spaces;
- Pedestrian and cycle routes across the site linking into the pedestrian and cycle network in the surrounding area;
- Means of access and off-site highway works. This includes a new access onto the A5 Stonegrove, retained but altered access points at Kings Drive and Green Lane and new private access junction onto the A410 Spur Road.

Remaining Phases

The balance of accommodation to be delivered beyond the current application comprises 14 houses to be constructed between Lacey Drive, Kings Drive and Green Lane. This will be subject to a separate reserved matters application.

Church and Community Centre Building

In terms of the layout of the building the Church is located on the front of the building facing Lacey Drive, with a main church hall and side chapel, vestry and store provided. A through corridor provides access through the centre of the ground floor accessible by both the church and community centre. The rear of the property at ground floor is taking up with the community centre uses, consisting of a main hall, ancillary café and WC, consulting room, office, store facilities. Direct access is provided from the main hall and café to the outside amenity areas. A lift also provides access to the first floor.

The first floor of the building is limited in useable space to the rear of the building with a 153.54 m² nursery facility provided along with ancillary storage office, kitchen, nappy changing and sleeping areas. An enclosed outdoor amenity space is provided at first floor level over the south western side of the development.

3. PLANNING APPRAISAL

3.1 Background to Application

The outline planning permission includes the provision of a new community centre building positioned around the central public square within the masterplan. Condition 47 of the outline consent specifies a minimum gross external floorspace of 440sqm for the community centre. Schedule E of the section 106 agreement for the development (as amended by deed of variation dated 1st April 2009) requires the Developer to “construct the New Community Centre to Occupation Finish Standard so as to make it available for use before the date on which 407 Residential Units are in Occupation.”

St. Peters Church and parsonage occupies an area on the western side of the existing estate. The Church has a lease for the existing buildings which sit on Council land. The outline planning permission includes the provision of a new church building around the central public square within the masterplan. This will enable the existing church building to be demolished and new housing provided on the land it currently occupies. Schedule N of the section 106 agreement requires that “the Developer shall not take any steps in carrying out the Development which requires the Existing Church and Hall to cease its normal use until construction of the New Church and Ancillary Facilities have been completed.”

This application is submitted in accordance with Condition 3 of the renewed outline planning consent for the regeneration of the estate (ref. H/03635/11) which states:

“Applications for the approval for the reserved matters for which the outline planning permission relates, as shown on plan entitles ‘Hybrid Planning application

Boundaries' ref: 10930_MP_33 Rev E dated July 2006 shall be made to the local planning authority before the expiration of three years from the date of this permission and shall be in accordance with the approved Design Code of that zone."

Community Centre Review

The intention from the outset of the regeneration was for the new community centre within the development to be self sufficient in terms of covering it's running costs. On this basis the design of the centre and it's business model would rely on the centre having lettable space. Family Mosaic, the Housing Association partner responsible for the affordable homes on the development, is legally obliged through the Principal Development Agreement (PDA), to ensure that a Community Trust is set up to oversee the community centre and will be viable for the long term.

Within the outline masterplan for the Stonegrove regeneration the community centre is located opposite the new Church which would also have its own hall. This means that both facilities would be competing for similar business in terms of renting out hall space and facilities. Given the difficult economic climate, Family Mosaic and the Council were concerned about the future viability of the community centre. Rather than proceed with a proposal that was more than likely to run into financial trouble in the near future, Family Mosaic commissioned Micah Gold Consultants at the beginning of 2012 to undertake a feasibility review of the community centre and to investigate the options available.

The objectives of the study were to:

Review the current and future community centre provision in the surrounding area;

- Identify potential uses and occupants of the proposed community Centre at Stonegrove;

(xxv) Review if the masterplan design caters for the needs and aspirations of the local community and potential occupants of the centre; and

(xxvi) Carry out an options appraisal of the available management options

The study was informed by residents and other stakeholders. The findings were published in Micah Gold Feasibility Study dated 12th April 2012.

Whilst originally it was envisaged that the community centre and Church would be separate buildings, following the findings of the feasibility review and through lengthy consultation with residents and the Church, a strong desire was expressed for a combined facility that retained separate identities and areas within the combined facility. The findings of the Micah Gold report were presented to the CTSG on the 19th April 2012 and at that meeting it was agreed that the two facilities would be provided in a joint building. This was further agreed at the Open Partnership Board meeting on the 30th April 2012.

The existing Church will remain in use until the new facilities are occupied at which point the Council will transfer the existing facilities and land to the development partners to enable the final phase of the regeneration to be completed.

3.2 Environmental Impact Assessment (EIA) Screening Opinion

An Environmental Statement, the result of an EIA, was submitted with the outline application in August 2007. An Addendum to the ES was submitted in January 2008 containing supplementary environmental information. The ES and Addendum were subsequently approved with the Outline application.

This Environmental Statement concluded that the positive environmental effects of the proposals would be considerable and that residual adverse effects would, at worst, be of minor significance.

An EIA Screening Request was submitted as part of the previous reserved matters application (H/02475/12) to determine whether a new EIA was required for changes to the masterplan. The screening request collectively screened all of the remaining character zones within the development, including the Church and Community Building which is the subject of this application and as such no further screening is required for the current application.

3.3 Compliance with Parameters of the Outline Planning Permission

The submitted reserved matters application has been prepared in accordance with the development parameters established by the outline planning permission. The parameters of the outline consent are set out in a number of approved drawings and documents as specified in Condition 7. The current reserved matters submission is assessed against the relevant parameters below.

Phasing

The proposal is in general accordance with the approved Masterplan phasing plan.

Development Heights

The proposed Community Centre and Church building is limited to two storeys in order to ensure that its resultant height is subservient to the surround residential properties. The bell tower and prow extend slightly higher in the south west corner of the building in order to provide a visual marker. However the proposal is in general accordance with the approved parameters which illustrate a two storey building in this location.

Tree Protection

The application does not involve the felling of any trees. A Silver Birch tree covered by a Tree Preservation Order is located on the south eastern corner of the application site. This tree is currently surrounded by hardstanding and Sterling Court to the west and is unlikely to be affected by the proposal. Suitable Tree protection conditions are attached to this recommendation regarding protective fencing and foundation method statement.

In addition to this a protected Oak tree along with two smaller retained trees are located on the opposite side of Academy Lane to the east of the application site. Due to this distance involved it is not considered that the proposal would result in any adverse impact upon these trees and as such is in accordance with the approved Masterplan for the redevelopment of the estate.

Access and Road Layout

The Masterplan layout and access plan (10930-MP-31E) identifies the locations of the points of access into the development from the surrounding existing roads. It also indicates the road layout within the development.

This includes the provision of a central avenue (Lacey Drive) connecting from Stonegrove (A5) in the west via Kings Drive to Green Lane to the east. As well as the provision of non-adopted residential streets within the phases which are designed as 'shared surfaces' to encourage a pedestrian friendly environment.

No roads are proposed as part of the current reserved matters application with the church sited facing Lacey Drive to the south. Limited car parking is provided to the rear of the building accessed via the shared surface area of Academy Lane to the east.

The transport statement explores the possibility of providing a direct pedestrian link through zones 5 & 7 to Spur Road in the north, although this does not form part of the current application and access to the Church and Community Building is limited to pedestrian access from the Stonegrove Estate with access outside the site limited to the afore mentioned approaches from the east and west.

Use

The Masterplan Uses Plan approved as part of the Outline consent illustrated the land and building uses across the Masterplan. The land the subject of the current application was originally identified as a Public Square with the Community Centre building located at the back of the space. However this was altered by subsequent consents to bring the community building closer to Lacey Drive and the proposal to provide a replacement community, church and nursery facility in this location with amenity spaces provided around the building is in broad accordance with the approved Uses Plan as amended.

The proposed facilities provide sufficient space for the uses proposed within the footprint of a single building. The inclusion of a café is considered acceptable in principle due to the limited ancillary nature of the use which will broaden the range of activities which the community centre can support.

3.4 Design and External Appearance

The elements 'reserved' for future consideration are set out in Condition 2 of the outline planning consent which defines the reserved matters as the following:-

- Scale;

- External appearance; and
- Landscaping

This section considers the reserved matters of scale and external appearance in relation to the proposed Church and Community Centre.

Scale

The site of the proposed building is located adjacent to the residential properties of Sterling Court to the West which ranges between 4 and 7 storeys in height with a central courtyard separating the blocks. Properties located further to the east across Academy Lane also extend up to 7 storeys.

The design brief for the Church and Community Building aims to provide a significantly lower more domestic scale remaining subservient to the surrounding apartment blocks. The building is predominately two storeys in height with a sloping west to east and south to north brown roof with projecting bell tower and prow. Projecting monodraught wind catchers are also dotted throughout the roof providing natural ventilation to the building. The building is in accordance with the approved parameter plans and is of an appropriate scale in the context of its surroundings.

Detailed Features

The detailed design and layout of the building follows extensive discussions between the various stakeholders including the Diocese of London and the Local Community Centre. The design allows for four separate elevations providing a distinctive character to each reflecting the differing uses of the building.

South Elevation

Fronting Lacey Drive the lower storey is faced with natural stone gambion walls with oak slatted louvres with curtain walling window system behind being provided at first floor level along this frontage. A raised gambion stone projection containing the bell from the existing St Peters Church is provided adjacent to Sterling Court. Other than the bell tower there are no overt symbols advertising the religious use of this part of the building.

East Elevation

The east elevation is predominately clad in seamless metal clad rainscreen cladding with inset flush windows and a projecting roof with exposed self coloured natural seal gum roofing beams. This elevation provides the primary entrance point to the building with a set of double doors providing direct access to the church, another set of doors providing access to the shared corridor and a set of five double doors providing access to the café contained within the community building.

West Elevation

The western elevation of the building is low in profile containing a mixture of aluminium louvres at ground floor level and metal cladding. Exposed timber louvers and with flush inset windows are proposed on the north western part of this elevation providing light to the enclosed nursery amenity space with stone gambion walls beyond on the corner of the building.

North Elevation

The north elevation of the building facing the London Academy school and provides direct access to the nursery at first floor level. A walkway with glass balustrade with oak slatted screen is provided on the south western corner of the development providing level access from Sterling Court. Concrete steps with timber screen posts are also provided providing access to the ground floor amenity area. The rest of the elevation is characterised by a metal rainscreen cladding with aluminium windows. The roof of the building is clearly visible on this elevation due to the slope of the roof including the projecting wind catchers and church bell tower. The roof projects outwards supported on horizontal beams to the rear containing exposed self coloured natural seal gulam roofing beams on the overhang.

Conclusion for Design and External Appearance

The detailed design and appearance of the proposed building is considered to be high quality and appropriate for the development. The architectural style of the Church and Community strikes an appropriate balance between the two main uses utilising a contemporary style contrasting with but complementary to the surrounding brick built apartment blocks. The materials including details including RAL finish of the proposed cladding system will be secured through condition to ensure quality.

3.5 Landscaping

This section considers the reserved matter of landscaping for the Church and Community Centre Site.

Public Square

The application proposes the creation of a public square to the east of the building. This area measures 396 m² in area. The space adjoins the grassed landscaped area containing a protected oak tree and two smaller trees outside the flats fronting Academy Lane. The proposal provides for a set of parallel stone paths provide level pathways from the Church/ Community Building to the spaces underneath these trees, with the submitted drawings indicating seating around one of the smaller trees. The rest of the space is given to a shared pedestrian/ vehicular service providing access to the building and the car parking spaces to the rear. It is noted that the area of green space surrounding the trees is located outside the church and community centre application site boundary and is being delivered as part of the approved reserved matters for Academy Lane (zone 5B).

While not included in the application site boundary, an area of public open space is located on the opposite side of Lacey Drive measuring 396 m² in area. This area of land was originally intended in the outline approval to be the site of the relocated church which is now proposed as public open space/ pocket park.

The proposal is therefore considered is in accordance with the parameters of the outline planning permission as amended by subsequent approvals.

Materials

In relation to the detail of the landscaping proposals, the public space surrounding the building is predominately covered in hard surfacing, consisting of block paving, slab paving and bound gravel. Raised planting areas and additional tree planting are proposed throughout the rear of the scheme delineating the rear of the community centre and the transition from the permanent to the peak parking areas and to the recreational/ over spill parking area directly to the rear of the community centre building.

Play Space Provision

The play strategies for the Stonegrove development were set out in detail within the Rummey Design Space Principles Document approved Outline Consent. These plans subsequently amended under reserved matters application H/02475/12 .

In relation to specific provision in this reserved matters application, the proposal provides for a flexible play area to the rear of the building measuring 1,185 m² in area., which is intended to provide for an informal and creative play space which can provide for ball games or other group activities but does not contain any defined or marked sports area. The space is directly accessible from the Community Centre and the Design and Access Statement suggests that table tennis tables and other equipment could be provided on an intermittent basis providing for youth activities. At peak periods the space will also provide overflow car parking capacity for the Church and Community Uses along with the permanent spaces fronting Academy Lane to the East. This is discussed further under 'Access Traffic and Parking'.

The application also includes a small area at first floor level for users of the nursery. Overall the proposal is considered to be in broad accordance with the approved Play Strategy as approved as part of the outline consent and subsequent approvals.

Conclusion for Landscaping

The proposed landscape layout and design, including play space provision is considered to be acceptable and in accordance with the principles established by outline masterplan. The scheme will provide high quality public amenity space.

3.7 Daylight and Sunlight

Condition 2 of the outline consent requires Design Codes to be submitted for each character zone of the development. More specifically it requires the design code to include an assessment showing that each phase has been designed to accord with the BRE "Site Layout Planning for Sunlight and Daylight: A Guide to Good Practice".

This reserved matters application is supported by an assessment of sunlight and daylight, prepared by Brooke Vincent and Partners (BVP). The sunlight and daylight analysis confirms that adequate levels of light for existing and future neighbouring residential properties. Any amendments to layout proposed by the amended Masterplan have also been assessed under the BVP Sunlight Daylight Assessment to ensure that the overall Masterplan is compliant.

3.8 Access, Traffic and Parking

The site is located in the north-west corner of the borough between the A5 Stonegrove, A410 Spur Road and A41 Edgware Way which are part of the Strategic Road Network. The site is accessible by public transport with bus routes (107 & 142) located within a short walking distance from the site on both the A5 Stonegrove and on the A410 Spur Road. In addition Stanmore and Edgware underground stations are within walking distance of the site.

Access

The Masterplan layout and access plan (10930-MP-31E) identifies the locations of the points of access into the development from the surrounding existing roads. It also indicates the road layout within the development.

The layout has been subsequently amended through the various reserved matters applications approved to date, with key changes being the provision of a central avenue (Lacey Drive) connecting from Stonegrove (A5) in the west via Kings Drive to Green Lane to the east. As well as the provision of non-adopted residential streets within the phases which are designed as 'shared surfaces' to encourage a pedestrian friendly environment.

No roads are proposed as part of the current reserved matters application with the church sited facing Lacey Drive to the south. Limited car parking is provided to the rear of the building accessed via the shared surface area of Academy Lane to the west.

The transport statement explores the possibility of providing a direct pedestrian link through zones 5 & 7 to Spur Road in the north, although this does not form part of the current application and access to the Church and Community Building is limited to pedestrian access from the Stonegrove Estate with access outside the site limited to the afore mentioned approaches from the east and west.

In terms of the PTAL (Public Transport Accessibility Level), rating for the site is 1a. PTALs range from 1 to 6, with 6 representing the high level of public accessibility and 1a the lowest level of accessibility.

There are two bus routes operating nearby and these are: Route 107; 142

The nearest underground station is Stanmore which is the last stop of the Jubilee Line, located approximately 1k metres away. This distance is considered just outside of range appropriate for walking.

the site is not located within a CPZ.

Traffic Impact

A detailed Transport Assessment (TA) was submitted with the outline planning application for the overall redevelopment of Stonegrove and Spur Road Estates which established vehicular trip rates for the development. The original TA therefore considered the movements from all zones of the development and incorporated the

impact into the assessment of the whole redevelopment including the Community Centre and Church Building. The TA concluded that the adjacent highway network could accommodate all traffic arising from the redevelopment.

A contribution of £135,000 was secured through the Section 106 agreement at the outline application stage towards alterations and improvements to the highway in the vicinity of the site. Following initial investigation and surveys, the Highways Authority is now proposing to introduce a new right turn pocket on Spur Road by the Canons Corner roundabout into the petrol filling station. This would assist in improving safety and the flow of traffic at this location. Localised carriageway widening will be carried out to facilitate the extra pocket. In conjunction with these minor carriageway widening, resurfacing works for Spur Road are planned for the early part of 2013. There are also Section 278 improvements to be undertaken on Spur Road at its junction with Amias Drive, which involves the introduction of a median island.

These improvements, combined with the implementation of the Travel Plan for the development, were considered sufficient at the time to serve to mitigate the adverse impact of the overall development.

Application Proposal

The application is accompanied by a transport statement. The statement notes that the existing church which also includes other community facilities such as a Sure Start children's and parent toddler centre and community youth club is located approximately 200m to the east. The church has a regular congregation of approximately 50 people attending on Sunday mornings. A travel survey of existing users show that 38% of users travel by car, 56% walk and 6% use buses. No users are identified as using the underground or cycling.

The relocation of these facilities, 200 meters west is not considered to make a difference in numbers of attendees or changes to the established mode of transport and it is not considered that the re-location will significantly affect the local nature of the existing catchment area or travel behaviour of users. The transport statement anticipates modest changes in the usage of sustainable modes of transport up to 2018 with car usage decreasing to 33%, walking usage increasing to 59% and cycle usage to 2%.

Car Parking

The applicant is proposing parking in three areas. The main area has 5 parking spaces proposed to be used during all hours. In order to meet parking demands at peak times, the second area is proposed, containing additional 8 spaces which is accessed by removable bollards located through the fifth car parking space. The proposal further allows for the flexible play/amenity space to be opened up at the rear of the community centre to provide an additional 16 spaces for special events only.

The basic principle of providing flexible car parking is considered acceptable, however further details need to be secured by condition concerning the type and number of events where the overflow parking area will be utilised, how this will be managed and controlled as well as detailed drawings showing anticipated tracking movements and dedicated disabled spaces for each area.

Cycle Parking

The submitted plans show secure cycle storage for 8 cycles although 16 spaces are proposed in the submitted transport statement. A suitable condition is attached requiring the provision of amended plans showing the provision of 16 spaces.

Refuse and Recycling

The submitted drawings show the a proposed lockable refuse and recycling store located under the stairs to the north west of the site. The submitted plans further show that bins and recycling will be taken from this facility will to a dedicated collection point on Academy Lane. The plans show bollards in the position of the proposed refuse and recycling collection point, and the door to the main storage area may potentially be obstructed at such times as the overflow parking is operated to its fullest extent. It is also not clear from the submitted plans what the management arrangements are for the transfer of waste for collection or whether the waste and recycling will be collected from Lacey Drive (which will be an adopted through road) to the south or via Academy Lane to the east (which is a non-adopted road with a single entry and exit point). As such it is considered that conditions should be attached requiring the applicant to provide an indemnity waiver and to provide vehicular tracking drawings.

3.9 Noise

The application involves the provision of a community centre, church and nursery facility. All of these uses have the potential to result in significant adverse noise impact both through people coming and going and operation.

It is noted that the existing St Peter's Church which includes a nursery facility is located approximately 200m to the west of the current proposal, however the proposed building will be sited closer to residential properties than the existing church building.

The Council's Environmental Health Officer has recommended conditions regarding the operation of the community facilities and nursery including the requirement for the applicant to prepare a noise impact report and to provide mechanical ventilation to limit sound transmission. Subject to the attachment of appropriate safeguarding conditions and due to the anticipated hours of operation of the various facilities during daylight hours it is not considered that the proposal would result in significant noise nuisance to neighbouring residential properties.

3.10 Other Relevant Conditions

The outline planning permission is subject to a significant number of additional conditions covering details such as drainage, car parking layout, detailed landscaping, archaeology and construction methodology. The applicant has confirmed that the proposal would not raise any significant implications in relation to drainage infrastructure or archaeological assets and any development would be in accordance with the agreed site wide measures in these regards.

Sustainability

The Sustainability Initiatives and Energy Strategy for the overall site remain as previously approved at the outline stage.

The application is accompanied by a sustainability and energy statement confirming that the proposal will meet BREEAM very good.

The overall development has been designed to minimise its impact on the environment with a particular emphasis on using less energy. The regeneration includes the provision of an Energy Centre which will provide the heating and hot water requirements throughout the development including the Church/ Community Building. The Energy Centre will generate electricity using a Combined Heat and Power (CHP) which is then sold back to the grid. The excess heat from this process provides heating for hot water and space heating for the development.

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 the need 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.

Officers have in considering this application and preparing this report had regard to the requirements of this section and have concluded that a decision to grant planning permission for this proposed development will comply with the Council’s statutory duty under this important legislation.

Residents of the Stonegrove and Spur Road estates were involved in the preparation and design of the masterplan from the outset. Resident participation and

engagement has been at the heart of the proposals and has been carried through each phase delivered to date.

This reserved matters application will provide a much needed community space to serve the community.

The new church and community centre will be required to comply with current legislative requirements in respect of equality and diversity related matters, for example access for the disabled under Part M of the Building Regulations and all spaces will be wheelchair accessible in accordance with the Equalities Act 2010.

The proposals are considered to meet the requirements for establishing a high quality inclusive design, providing an environment which is accessible to all and which can be maintained over the lifetime of the development. It is considered by officers that the submission is acceptable with regard to equalities and diversity matters. 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

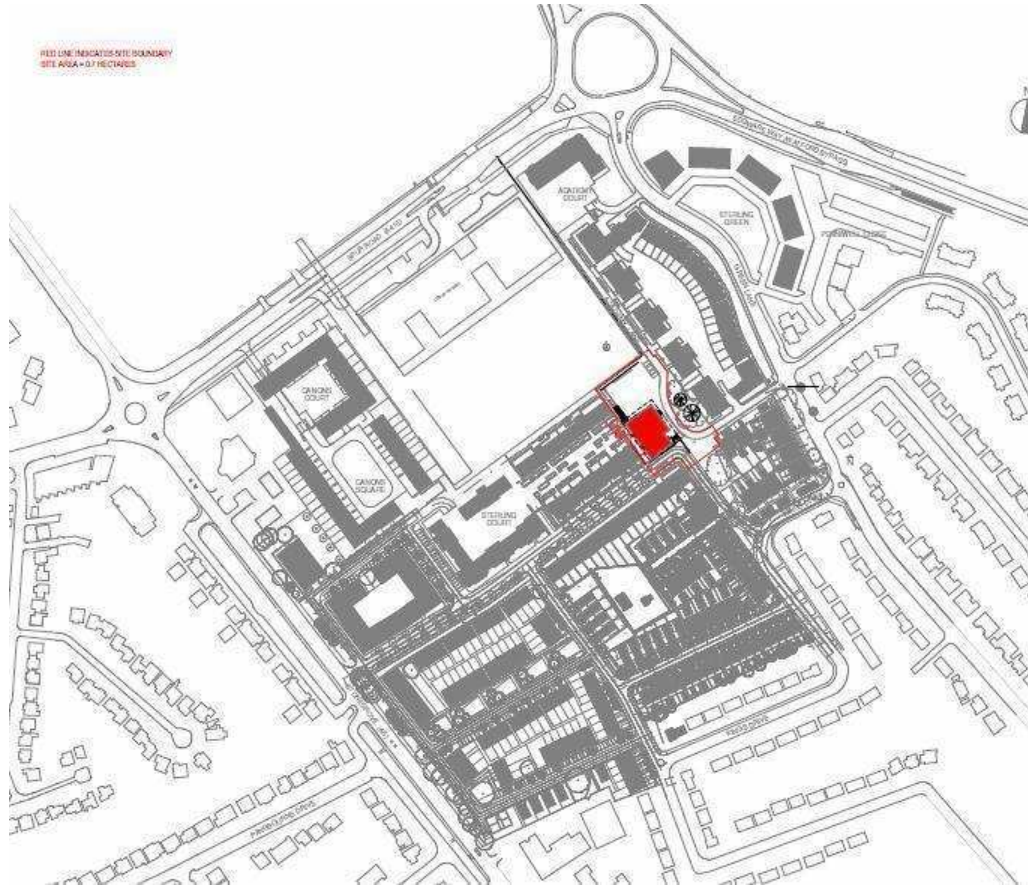
The reserved matters of detailed design and appearance and landscaping relating to the provision of a church and community building has been assessed and it is considered that the proposals will deliver a high quality, community space that is befitting of this important regeneration project. The contemporary architectural approach is considered to be appropriate whilst the scale and form of the building respects the surrounding residential context. The overall layout and design of the buildings and landscape is considered to create a high quality environment and enhanced public realm.

The plans submitted are considered to be substantially in accordance with the parameters established by the outline consent approved under reference W13582/07 and extended by reference H/03635/11.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Council to determine any application in accordance with the statutory development plan unless material considerations indicate otherwise. All relevant policies contained within the National Planning Policy Framework, The Mayor's London Plan and the Barnet Local Plan, as well as other relevant guidance and material considerations, have been carefully considered and taken into account by the Local Planning Authority. It is concluded that the proposals for the Church and Community Building are substantially within the parameters established by the outline planning consent. The application generally and taken overall accords with the relevant development plan policies. Accordingly, subject to the conditions set out in the recommendations section at the beginning of this report, the application is recommended for **Approval**.

**SITE LOCATION PLAN: Stonegrove and Spur Road Estate, Edgware, HA8
8BT**

REFERENCE: H/01379/14



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