

Location **Rowley Lane Sports Ground Rowley Lane Barnet EN5 3HW**

Reference: **15/07170/FUL** Received: 24th November 2015
Accepted: 7th December 2015

Ward: High Barnet Expiry 7th March 2016

Applicant: Mr David Kyte

Proposal: Construction of a two storey Clubhouse providing various essential facilities for the Sports Association including changing rooms, spectator areas and a caretakers flat

Recommendation: Approve subject to conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: The Location Plan; Bat Survey Report; Planning Statement; Sustainability & BREEAM Statement; Design and Access Statement; 2082:PP:100; 2082:PP:101; 2082:PP:102; 2082:PP:103; 2082:PP:104.

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 CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 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 a) No development shall take place until details of the levels of the building(s), road(s) and footpath(s) in relation to the adjoining land and highway(s) and any other changes proposed in the levels of the site have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the details as approved under this condition and retained as such thereafter.

Reason: To ensure that the development is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access, the safety and amenities of users of the site, the amenities of the area and the health of any trees or vegetation in accordance with policies CS NPPF, CS1, CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), Policies DM01, DM04

and DM17 of the Development Management Policies DPD (adopted September 2012), and Policies 7.4, 7.5, 7.6 and 7.21 of the London Plan 2015.

- 4 The premises shall be used for changing rooms, spectator facilities, club house and other ancillary facilities in connection with the sports ground and for a caretaker's house and for no other purpose (including any other purpose in Class D2 and C3 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

- 5 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Development Management Policies DPD (adopted September 2012).

- 6 a) No development other than demolition works shall take place until details of all extraction and ventilation equipment to be installed as part of the development have been submitted to and approved in writing by the Local Planning Authority. The report shall 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 content and recommendations.

b) The development shall be implemented in accordance with details approved under this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012) and Policy CS13 of the Local Plan Core Strategy (adopted September 2012).

- 7 Prior to the commencement of the development hereby permitted, details of any system of sound amplification equipment or public address system within the proposed building shall be submitted to and approved in writing by the Local Planning Authority. Any system installed shall be implemented in accordance with such details as approved.

Reason:

To safeguard the amenities of the adjoining occupiers.

- 8 a) No development other than demolition works shall take place until details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas hereby approved have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall thereafter be implemented in accordance with the materials as approved under this condition.

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 CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies 1.1, 7.4, 7.5 and 7.6 of the London Plan 2015.

- 9 The residential accommodation hereby permitted shall be occupied only by a caretaker employed in connection with the running of the sports club or a dependent of such a person residing with them.

Reason:

The site is within the Green Belt and planning permission is granted for residential accommodation due to the special circumstances of the case.

- 10 a) No development shall take place until a scheme of hard and soft landscaping, including details of existing trees to be retained and size, species, planting heights, densities and positions of any soft landscaping, has been submitted to and agreed in writing by the Local Planning Authority.

b) 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.

c) 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 CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 7.21 of the London Plan 2015.

- 11 a) No development or site works shall take place on site 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.

b) The development shall thereafter be implemented in accordance with the measures detailed within the statement.

Reason: In the interests of highway safety and good air quality in accordance with Policies DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policy 5.21 of the London Plan (2015).

12 a) The non-residential development is required to meet the BREEAM very good; level.

b) Before the development is first occupied the developer shall submit certification of the selected generic environmental standard.

Reason: To ensure that the development is sustainable and complies with Strategic and Local Policies in accordance with Policy DM02 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policies 5.2 and 5.3 of the London Plan (2015).

13 a) Before the development hereby permitted is first occupied, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented in full accordance with the details as approved under this condition prior to the first occupation and retained as such thereafter.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with policies DM01 of the Adopted Barnet Development Management Policies DPD (2012) and CS14 of the Adopted Barnet Core Strategy DPD (2012).

14 Part 1

Before development commences other than for investigative work:

A desktop study (Preliminary Risk Assessment) shall be carried out which shall include the identification of previous uses, potential contaminants that might be expected, given those uses, and other relevant information. Using this information, a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced. The desktop study (Preliminary Risk Assessment) and Conceptual Model shall be submitted to the Local Planning Authority. If the desktop study and Conceptual Model indicate no risk of harm, development shall not commence until approved in writing by the Local Planning Authority.

If the desktop study and Conceptual Model indicate any risk of harm, a site investigation shall be designed for the site using information obtained from the desktop study and Conceptual Model. This shall be submitted to, and approved in writing by, the Local Planning Authority prior to that investigation being carried out on site. The investigation must be comprehensive enough to enable:

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and

- the development of a Method Statement detailing the remediation requirements.

The risk assessment and refined Conceptual Model shall be submitted, along with the site investigation report, to the Local Planning Authority.

If the risk assessment and refined Conceptual Model indicate any risk of harm, a Method Statement detailing the remediation requirements, using the information obtained from the site investigation, and also detailing any post remedial monitoring shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation being carried out on site.

Part 2

Where remediation of contamination on the site is required completion of the remediation detailed in the method statement shall be carried out and a report that provides verification that the required works have been carried out, shall be submitted to, and approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy CS NPPF of the Local Plan Core Strategy DPD (adopted September 2012), DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and 5.21 of the London Plan 2015.

- 15 The residential accommodation hereby permitted shall be occupied only by a caretaker employed in connection with the running of the sports club or a dependent of such a person residing with them.

Reason:

The site is within the Green Belt and planning permission is granted for residential accommodation due to the special circumstances of the case.

- 16 The level of noise emitted from any plant hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012) and 7.15 of the London Plan 2015.

- 17 a) Before development commences, an air quality assessment report, written in accordance with the relevant current guidance, for the existing site and proposed development shall be submitted to and approved by the Local Planning Authority.

It shall have regard to the air quality predictions and monitoring results from the Stage Four of the Authority's Review and Assessment, the London Air Quality Network and London Atmospheric Emissions Inventory. The report shall 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 content and recommendations.

b) A scheme for air pollution mitigation measures based on the findings of the report shall be submitted to and approved by the Local Planning Authority prior to development.

c) The approved mitigation scheme shall be implemented in its entirety in accordance with details approved under this condition before any of the development is first occupied or the use commences and retained as such thereafter.

Reason: To ensure that the amenities of occupiers are protected from the poor air quality in the vicinity in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD, and Policy 5.3 of the London Plan 2015.

18 a) Before development commences, a scheme of proposed air pollution mitigation measures shall be submitted to and approved in writing by the Local Planning Authority.

b) The approved mitigation scheme shall be implemented in its entirety in accordance with details approved under this condition before any of the development is first occupied or the use commences and retained as such thereafter.

Reason: To ensure that the amenities of occupiers are protected from the poor air quality in the vicinity in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD, and Policy 5.3 of the London Plan 2015.

Informative(s):

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

2 The Air Quality Stage 4 Review and Assessment for the London Borough of Barnet has highlighted that this area currently experiences or is likely to experience

exceedances of Government set health-based air quality standards. A list of possible options for mitigating poor air quality is as follows: 1) Use of passive or active air conditioning; 2) Use of acoustic ventilators; 3) Altering lay out so habitable rooms are sited away from source of poor air quality; 4) Non residential usage of lower floors; 5) Altering footprint by siting further away from source of poor air quality.

For developments that require an Air Quality report; the report should have regard to the air quality predictions and monitoring results from the Stage Four of the Authority's Review and Assessment available from the LPA web site and the London Air Quality Network. The report should be written in accordance with the following guidance: 1) Environmental Protection UK Guidance: Development Control: Planning for Air Quality (2010); 2) Environment Act 1995 Air Quality Regulations; 3) Local Air Quality Management Technical Guidance LAQM.TG(09); 4) London Councils Air Quality and Planning Guidance (2007).

Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

- 3 The applicant is advised to engage a qualified acoustic consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory internal noise levels in this location.

In addition to the noise control measures and details, the scheme needs to clearly set out the target noise levels for the habitable rooms, including for bedrooms at night, and the levels that the sound insulation scheme would achieve.

The Council's Sustainable Design and Construction Supplementary Planning Document requires that dwellings are designed and built to insulate against external noise so that the internal noise level in rooms does not exceed 30dB(A) expressed as an Leq between the hours of 11.00pm and 7.00am, nor 30dB(A) expressed as an Leq between the hours of 7.00am and 11.00pm (Guidelines for Community Noise, WHO). This needs to be considered in the context of room ventilation requirements.

The details of acoustic consultants can be obtained from the following contacts: a) Institute of Acoustics and b) Association of Noise Consultants.

The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate:

- 1) BS 7445(2003) Pt 1, BS7445 (1991) Pts 2 & 3 - Description and measurement of environmental noise;
- 2) BS 4142:1997 - Method for rating industrial noise affecting mixed residential and industrial areas;
- 3) BS 8223: 2014 - Guidance on sound insulation and noise reduction for buildings: code of practice;
- 4) Department of Transport: Calculation of road traffic noise (1988);
- 5) Department of Transport: Calculation of railway noise (1995);
- 6) National Planning Policy Framework (2012)/ National Planning Policy Guidance (2014).

Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

- 4 The applicant is advised that for construction works adjacent or affecting the public highways, the Highways Authority should be contacted for any necessary Highways Licenses or any highway approvals deemed necessary
- 5 The applicant should apply for a Habitual Crossing License for construction vehicles to use the existing crossover. An application for this license could be obtained from Barnet House, 11th Floor Highways, 1255 High Road Whetstone London N20 0EJ
- 6 Please note that the applicant will be liable for any consequential damage to public highway that may result from the proposed development.
- 7 The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at www.planningportal.gov.uk/cil.

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. Your planning application has been assessed at this time as liable for a £__ payment under Mayoral CIL.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge. Your planning application has therefore been assessed at this time as liable for a £__ payment under Barnet CIL.

Please note that Indexation will be added in line with Regulation 40 of Community Infrastructure Levy.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

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

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

may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us at: cil@barnet.gov.uk.

Relief or Exemption from CIL:

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

You can apply for relief or exemption under the following categories:

1. Charity: If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf

2. Residential Annexes or Extensions: You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.

3. Self Build: Application can be made to the collecting authority provided you comply with the regulation as detailed in the legislation.gov.uk

Please visit <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> for further details on exemption and relief.

- 8 Any and all works carried out in pursuance of this consent / notice will be subject to the duties, obligations and criminal offences contained in the Wildlife and Countryside Act 1981 (as amended). Failure to comply with the provisions of the Wildlife and Countryside Act 1981 (as amended) may result in a criminal prosecution.

Officer's Assessment

The proposal comprises of a new building in excess of 1000sqm and is therefore London Mayor referable.

The GLA have reviewed that application and are satisfied that the application does not need to be referred back and the Council may therefore proceed to determine the application without further reference to the GLA.

1. Site Description

The application site is Rowley Lane Sports Ground, a substantial, triangular area of land between the Barnet by-pass and Rowley Lane. It includes a number of sports pitches and facilities, including tennis and bowls clubs and a golf course. There are a number of buildings on the site. The largest is an existing single storey, flat roofed clubhouse building that provides various changing rooms, club lounges, kitchen, conference room and a 2-bedroom residential unit occupied in conjunction with the sports ground, by its caretaker. There is also a tennis club pavilion and bowls club pavilion in the northern part of the site and there are various equipment stores. A car park is located between the main clubhouse and Rowley Green Lane, whilst there is a further car park serving the bowls and tennis clubs on the northern part of the site.

To the south of the sports ground, the land is predominantly open land and farm land. To the west of the sports ground is the A1 - a multi-carriageway major road, with street lighting. Beyond this are residential properties within Hertsmere Borough Council and to the south are larger commercial premises.

Levels at the site slope, most notably from east to west, such that the existing clubhouse is at a raised level in relation to the pitches beyond it.

The site is in the Green Belt and North Barnet/Arkley/Totteridge (with North Enfield and Harrow Weald) Area of Special Character.

2. Site History

Reference: 15/06912/RCU

Address: Rowley Lane Sports Ground, Rowley Lane, Barnet, EN5 3HW

Decision: Pending Decision

Decision Date: No Decision Made.

Description: Change of use from Assembly/leisure (D2) to Nursery(D1) (Retrospective planning application)

Reference: B/03821/12

Address: Rowley Lane Sports Ground, Rowley Lane, Barnet, EN5 3HW

Decision: Approved subject to conditions

Decision Date: 13 June 2013

Description: Erection of six 15m high floodlights, one spectator stands, associated hardstanding, sapling removal and replacement planting and temporary construction compound, and removal of existing spectator stand.

Reference: B/00117/11

Address: Rowley Lane Sports Ground, Rowley Lane, Barnet, EN5 3HW

Decision: Approved subject to conditions

Decision Date: 6 April 2011

Description: Extension to the time limit for implementing planning permission N01394V/06 dated 24/07/08 for 'Replacement club house providing various essential facilities for the sports association including changing rooms, spectator areas and a caretakers flat.'

Reference: B/03691/10

Address: Rowley Lane Sports Ground, Rowley Lane, Barnet, EN5 3HW

Decision: Application Invalid On Receipt

Decision Date: No Decision Made.

Description: The erection of outdoor cricket practice nets on an area of the property that is currently only used as hardstanding. (To be confirmed)

Reference: B/02617/08

Address: Rowley Lane Sports Ground, Rowley Lane, Barnet, EN5 3HW

Decision: Withdrawn

Decision Date: 26 November 2008

Description: Erection of 2No. two storey dwellings.

Reference: B/03935/08

Address: Rowley Lane Sports Ground, Rowley Lane, Barnet, EN5 3HW

Decision: Approved

Decision Date: 18 December 2008

Description: Submission of details of conditions 3 (External finishes and floodlights), 4 (Fencing), 8 (Drainage in relation to trees), 9 (Temporary fencing in relation to trees) and 11 (Nocturnal species report) pursuant to planning permission reference N01394U/06 dated 25/04/2006.

Reference: B/03934/08

Address: Rowley Lane Sports Ground, Rowley Lane, Barnet, EN5 3HW

Decision: Approved subject to conditions

Decision Date: 28 January 2009

Description: Variation of conditions 2 (Levels), 12 (Floodlighting) and 13 (Luminaire positioning and orientation) of planning permission reference N01394U/06 dated 25/04/2006 to allow the provision of an alternative floodlighting scheme.

Reference: N01394P/03

Address: Rowley Lane Sports Ground, Rowley Lane, Barnet, EN5 3HW

Decision: Approved subject to conditions

Decision Date: 4 August 2003

Description: Installation of floodlighting on 10m high poles to illuminate existing tennis courts.

Reference: N01394U/06

Address: Rowley Lane Sports Ground, Rowley Lane, Barnet, EN5 3HW

Decision: Approved following legal agreement

Decision Date: 25 April 2006

Description: Construction of all-weather sports pitch with associated floodlighting comprising six 14m high columns.

Reference: N01394Q/04

Address: Rowley Lane Sports Ground, Rowley Lane, Barnet, EN5 3HW

Decision: Withdrawn

Decision Date: 28 June 2004

Description: Construction of new multi-use all-weather games area with floodlighting mounted on 15m high poles.

Reference: B/02112/09

Address: Rowley Lane Sports Ground, Rowley Lane, Barnet, EN5 3HW

Decision: Approved subject to conditions

Decision Date: 29 September 2009

Description: Construction of two grass football pitches, landforms and associated landscaping.

Reference: B/03886/09

Address: Rowley Lane Sports Ground, Rowley Lane, Barnet, EN5 3HW

Decision: Approved

Decision Date: 16 December 2009

Description: Submission of details of Condition 11 (desk top study) pursuant to planning permission B/02112/09.

Reference: B/00517/09

Address: Rowley Lane Sports Ground, Rowley Lane, Barnet, EN5 3HW

Decision: Approved

Decision Date: 8 April 2009

Description: Submission of details of Conditions 4 (landscaping), 6 (travel plan) pursuant to planning permission B/03934/08.

Reference: B/00516/09

Address: Rowley Lane Sports Ground, Rowley Lane, Barnet, EN5 3HW

Decision: Approved

Decision Date: 8 April 2009

Description: Submission of details of Conditions 6 (landscaping), 10 (travel plan) pursuant to planning permission N01394U/06

Reference: B/03669/09

Address: Rowley Lane Sports Ground, Rowley Lane, Barnet, EN5 3HW

Decision: Approved

Decision Date: 13 November 2009

Description: Submission of details of Condition 13 (mitigation measures) pursuant to planning permission B/02112/09.

Reference: B/03667/09

Address: Rowley Lane Sports Ground, Rowley Lane, Barnet, EN5 3HW

Decision: Approved

Decision Date: 3 December 2009

Description: Submission of details of Conditions 2 (levels) 7 (temporary fencing) 8 (construction management plan) 12 (drainage) pursuant to planning permission B/02112/09.

3. Proposal

The application relates to the construction of a two storey Clubhouse providing various essential facilities for the Sports Association including changing rooms, spectator areas and a caretakers flat

4. Public Consultation

Consultation letters were sent to 3 neighbouring properties.

1 response has been received, comprising 1 letter of objection, 0 letters of support and 0 letters of comment.

The objections received can be summarised as follows:

- Parking - this is an existing problem which will be made worse by the proposal. People park on the public footpath.
- Increased noise and disturbance - late night parties have an impact on surrounding residents.
- Litter and pollution impacts nature.

Site notice: 17/12/2015

Press notice: 18/12/2015

Hertsmere Council - no objections

GLA - the deputy mayor considers the proposal to comply with the London Plan but asks the council to take account of access and inclusion, flooding, climate change and transport. The Council can proceed to determine the application with no requirement for it to be referred back to the GLA.

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

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 2015

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 2050. 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.

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
- Relevant Development Management Policies: DM01, DM02.

The Council's approach to development as set out in Policy DM01 is to minimise the impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 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.

Supplementary Planning Documents

Sustainable Design and Construction SPD (adopted April 2013)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.
- Whether harm would be caused to traffic and parking.

5.3 Assessment of proposals

Planning permission has previously been granted at the site for a new club house

There is a general presumption against inappropriate development which would by definition be harmful to the Green Belt. The prevention of urban sprawl by keeping the land permanently open and protecting the rural character of the countryside are important objections of Green Belt policy and therefore significant weight is given to these policies. Examples of appropriate uses are given including the provision of opportunities for outdoor sport and recreation. The Council's own policies within the Local Plan, namely CS7 and DM15 seek to protect the visual amenity, open character and permanence of the green belt and safeguard it from inappropriate development.

The proposal would involve the replacement of an existing sports facility at an established site for outdoor sports and recreation. The proposed building would occupy a similar position to the existing building. The footprint would be greater largely accounted for by an increase in projection towards the playing fields to the west and the infilling of the north east corner. With regard to the floorspace, the increase would be from approximately 700m² to 1,950m². This is largely accounted for by the additional storey the replacement building would have.

Prior to the submission of this application planning permission was granted for an identical development in 2006 under application reference N01394V/06 and was extended by planning application B/00117/11.

The building would be a replacement of the original clubhouse which currently holds a 2 bedroom property. In this context the 2 bedroom residential unit can be acceptable.

The limited increase in the footprint, the locating of the lower ground floor within the existing slope and the limited increase in the height above the existing ground level is such that there would not be a harmful impact to the openness and visual amenity of the Green Belt. The proposed 'green roof' would also help to mitigate the increase in the height and the impact on the openness of the Green Belt.

Whether harm would be caused to the character and appearance of the street scene and the surrounding area

Taking into account the existing use of the site and the existing clubhouse building, that the proposed replacement building would have an acceptable impact on the residential amenity of nearby occupiers, and the significant harm would not be caused from increased activity, noise or disturbance.

Traffic and development

The proposals for demolition and rebuild the existing clubhouse at Rowley Lane Sports. The new facility will increase the gross floor area from approximately 700 sq.m to 1,950 sq.m and will consist of changing rooms, stores, a training room and communal facilities. The development will also introduce female changing facilities. New, secure cycle storage is also [proposed in the existing clubhouse car park.

The clubhouse site will retain its existing Pavilion car park of 50 spaces. An additional space will be converted into a disabled parking providing 4 disabled parking bays in total.

Rowley Lane Sports Ground has 157 car parking spaces in total that are split between 4 areas within the ground. Of these, 50 spaces are situated next to the proposed clubhouse in the Pavilion car park. In addition to the 157 spaces, a further 43 space are located in the north car park, adjacent to the bowling green, that are primarily used by the bowling green club.

Site Access

The clubhouse site is located within the sports ground at the existing central entrance on Rowley Lane. Existing vehicular access via the site's central entrance is to be retained together with the existing pedestrian access that is also via the existing central access on Rowley Lane. This access is used for entry only. Vehicles will exit as existing via the 'out' lane on the southern end of the site onto Rowley Lane. Vehicles are able to manoeuvre left or right onto Rowley Lane both when entering and exiting the site.

The existing access arrangements will be maintained which raises no objections on highways grounds

Trip Generation

The reconstruction of the existing clubhouse is unlikely to generate new additional trips to Rowley Lane Sports Ground. New facilities in the clubhouse, such as female showers and changing rooms, may encourage a different type of user to use the clubhouse but it will not increase the number of users. The

limiting factor for users of the site is with regards to the amount of pitches that are available and not to the number of changing facilities. The number of pitches does not increase as a result of the development plans and thus the number of users is unlikely to increase as a result.

For a robust assessment a trip generation assessment has been undertaken using the TRICS trip rate database. Although trips are unlikely to increase from the current situation, trip generation and parking accumulation are calculated to justify the level of car parking on site.

Parking

There are 157 parking spaces within the site which will be maintained with the proposal.

Although the number of users is not expected to increase with the proposal, for robustness the submitted Transport Assessment includes an assessment which was carried out if the trip generation and parking demand associated with all the sports pitches being in use. These calculations were carried out to justify the trip generation and level of car parking on site.

The Transport Statement assessment shows that the maximum parking accumulation for a typical day occurring during a weekend is 76 cars which occurs between 18:00-19:00. For a weekday the maximum parking accumulation for a typical weekday is 65 cars which occurs between 18:00-19:00.

The parking demand at anytime is considerably less than the 157 car parking spaces available onsite and therefore it is unlikely that there will be an overspill of cars due to lack of parking.

Activities Management Plan

No reference has been made to other proposed new uses at the Clubhouse such as functions. If any other activities will take place in the clubhouse, a condition should be included to provide an Activities Management Plan.

Recommendation

The proposal is acceptable on highways grounds subject to conditions

TfL

TfL are satisfied with the submitted information and having reviewed the information provided by the applicant, accept the applicant's position that the proposed development does not generate significant amounts of footfall and the development proposal will not result in the additional use of the sports pitches. Overall, we have no strategic issues with this planning application.

TfL sought to encourage the London Borough of Barnet to investigate the existing concerns regarding the conditions for pedestrians and cyclists on and in the vicinity of the Rowley Lane crossing of the A1 if the numbers of students from Hertswood Academy in Borehamwood using the facility would be increased as a result of the proposal. The applicant has confirmed that the proposal will not increase the number of students from

Hertswood Academy using the facility but will provide enhanced facilities. On the basis that the proposal will not increase student numbers from Hertswood Academy it is considered that the concerns relating to the highways goes beyond the scope of this current application. The council's highways team may review this as a separate highways matter.

Environmental health considerations

The environmental health team have raised no objections to the proposal subject to conditions.

5.4 Response to Public Consultation

All planning considerations considered to be covered in the above appraisal. Parking on the public footpath is controlled by highways. The highways team have reviewed the application and consider there to be satisfactory parking provision for the use of the site.

6. Equality and Diversity Issues

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

7. Conclusion

The proposal is considered to accord with the requirements of the Development Plan and is therefore recommended for approval.

