

Location **Barnet Physic Well, Well Approach, Barnet**

Reference: **18/0425/FUL**

Received: 19th January 2018

Accepted: 19th January 2018

Ward: Underhill

Expiry 16th March 2018

Applicant: Miladin Stevanovic

Proposal: External fabric restoration to existing Physic Well including roof coverings replacement, timber repair and replacement, replacement windows, brick repair, surface water drainage and electrical upgrade

Recommendation: Approve subject to conditions

AND the Committee grants delegated authority to the Head of Development Management or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: EX.001, EX.002, EX.003, EX.004, EX.005, EX.006, EX.007, EX.008, EX.009, EX.010, EX.011, EX.012, EX.013, EX.014, EX.015, EX.016, EX.017, EX.018, EX.019, EX.020, EX.021, EX.022, EX.023, EX.024, EX.025, AL.001, AL.002, AL.003, AL.004, AL.005B, AL.006, AL.007A, AL.008, AL.009, AL.010, AL.011, AL.012, AL.013, AL.014, AL.015, AL.016, AL.017, AL.018, AL.019, AL.020, AL.021, AL.022, AL.023, AL.024, Building Survey (Commissioned by Historic England, MRDA, March 2017)

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 works shall take place until details of the materials to be used for the external surfaces of the building and hard surfaced areas hereby approved

have been submitted to and approved in writing by the Local Planning Authority. The material samples required are:

- Clay roof tile
- Brick to infill panels and including mortar and pointing sample panel
- Samples of new seasoned oak timber
- Cast ironwork to rainwater goods
- 'French' drainage channel
- Detailed drawings of proposed windows at 1:20

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 2016.

- 4 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).

- 5 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural or historic interest of the Listed Building in accordance with Policy DM06 of the Development Management Policies DPD (adopted September 2012) and CS NPPF of the Local Plan Core Strategy (adopted September 2012).

Informative(s):

- 1 In accordance with paragraphs 186-187, 188-195 and 196-198 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. 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.

Officer's Assessment

1. Site Description

Barnet Physic Well is a two storey mock Tudor structure associated with the well it covers. The property itself is listed Grade II and is a stand-alone structure and not within a conservation area. It is currently on the Historic England Heritage at Risk Register.

The list description is as follows: Timber framed, cruciform cover to well. (Circa 1937) C20. Herringbone brick and plaster panels. Spring discovered circa 1650. Beneath the well house is the original C17 barrel vaulted brick well chamber with brick floor and 2 shallow pools and associated pipework.

The structure is located on the end of a small crescent shaped common, in the centre of the Wellhouse Estate. This was laid out in the 1920s to provide approximately 180 new council homes around the site of the well. The structure lies at the end of Well Approach and was intended to be the centre piece of an area of parks and fountains, a scheme that was never realised. Nevertheless the structure remains distinctive among the surrounding streets of two storey semi-detached houses.

2. Site History

There has been no formal previous planning history. The Barnet Physic Well was constructed in 1937 in the mock Tudor style as a means to commemorate the rediscovery and reopening of the seventeenth century well. It was not a very substantial structure and although it has survived to the present day, it is now badly decayed.

3. Proposal

External fabric restoration to the existing Physic Well structure including roof coverings replacement, timber repair and replacement, replacement windows, brick repair, surface water drainage and electrical upgrade.

The building has been neglected over the years and is now in a poor state following a lack of regular maintenance. This application is to carry out necessary repairs, including a new roof covering, new windows and shutters, rainwater goods, surface water drainage and electrical supply.

4. Public Consultation

Consultation letters were sent to 36 neighbouring properties. A site notice was erected on 25.01.2018 and a press notice published 25.01.2018. No responses have been received.

Conservation Officer: Supports the proposal subject to conditions to ensure appropriate materials and restoration takes place at the site.

Historic England: Welcome the proposed works which aim to repair the building's external envelope, making it watertight and weatherproof, in order to put the building in use and ultimately lead to its removal from the heritage at risk register.

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 2016

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.

Draft London Plan 2017: Whilst capable of being a material consideration, at this early stage very limited weight should be attached to the Draft London Plan. Although this weight will increase as the Draft London Plan progresses to examination stage and beyond, applications should continue to be determined in accordance with the 2016 London Plan.

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, CS10.
- Relevant Development Management Policies: DM01, DM02, DM06, DM13.

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 October 2016)

- 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.

5.3 Assessment of proposals

Background and use

Capita CSG Building Services have been commissioned by the London Borough of Barnet to submit a planning application on their behalf, to complete external fabric restoration works for the Barnet Physic Well. The work will be commissioned directly by Barnet Council following a tender exercise via Barnet Procurement to commission a suitable contractor.

There is no proposal to introduce a new function for the building, although its original purpose, as a medical facility, has long fallen out of use. It has been vacant for at least twenty years and the intension, initially, is to restore it with possible future intensions of partial openings for visitors on a limited basis, and an educational role.

Impact on the character of the area

The Barnet Physic Well is in a poor state of repair and has quite badly weathered. Notwithstanding that, the basic structure remains and the programme is to restore the building to its former appearance and structural integrity. This will have an immediate benefit on the appearance of the building itself and the immediate surroundings.

The programme is to essentially repair the building following conservation advice and according to the use of correct materials and techniques. It is proposed to replace the present artificial roofing material with clay tiles and the product selected is a handmade tile more sympathetic and appropriate to the building in terms of size, texture and colour. The proposed windows will be timber framed with steel inserts to each accommodate 3 x 4 leaded lights. The building does not currently feature rainwater goods and this has led to problems with rainwater affecting the structure and particularly the exposed timbers. It is therefore proposed to supply and install new cast iron rain water gutters and down pipes to the perimeter of the Physic Well, as well as drainage channels around the wall base.

It is proposed to replace the bricks to infill panels (in herringbone pattern). The new bricks are indicated on the submitted drawings as hand-made soft red bricks to match existing and a sample panel indicating mortar and pointing will be required prior to implementation. Seasoned oak is proposed for the structural timbers to match existing and imported or British-grown softwood is also proposed. It will be important for the new timber to match that of the existing and a sample will be required prior to implementation. Timber samples will be conditioned to ensure materials are a true match to existing.

At this phase of the restoration it is not proposed to provide any internal lighting, only a power connection and fuse box to the interior of the building. No external lighting is proposed. The restoration of the building will be positive for the immediate area in terms of removing the neglectful and run down appearance and in terms of identity and therefore security of the area.

Impact on the amenities of neighbours

The proposed work will have no direct impact on the amenity of neighbour surrounding the site. The building will not be extended or altered and there will be no change to light, outlook or privacy for neighbours.

The building will have no external lighting, so light pollution will not arise.

There will be an improvement in the character and appearance of the building and its immediate surroundings and this will be of visual and functional benefit to residents. Moreover, the restoration and renewed maintenance of the building will provide an element of security for residents as well as providing a generally improved appearance when approaching the area from the side streets.

5.4 Response to Public Consultation

There have been no objections from local residents and the evaluation discusses the benefits of the restoration of the building to the local area.

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. The restoration of the building will provide a potential educational benefit for the wider community.

7. Conclusion

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

