

Location **The Bobath Centre 250 East End Road London N2 8AU**

Reference: **18/4547/FUL**

Received: 23rd July 2018

Accepted: 6th August 2018

Ward: East Finchley

Expiry 1st October 2018

Applicant: .

Proposal: Partial demolition of existing buildings, including rear extensions and link building and removal of external ramps and other additions. Construction of new extensions to the rear and west of the retained existing buildings and creation of external playground. Internal works of repair, maintenance and restoration to listed buildings. Removal of existing hardstanding and creation of new access road, car parking and site wide landscaping

Recommendation: Approve subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control 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:

- Existing Location Plan (0001 GA Rev. A)
- Existing Site Plan (0002 GA Rev. A)
- Existing Ground Floor Plan (0010 GA Rev. A)
- Existing First Floor Plan (0011 GA Rev. A)
- Existing Roof Plan (0012 GA Rev. A)
- Existing Section AA (0030 GA Rev. B)
- Existing Section BB (0031 GA Rev. B)
- Existing Section CC (0032 GA Rev. B)
- Existing Section DD (0033 GA Rev. A)
- Existing Section EE (0034 GA Rev. B)
- Existing Section FF (0035 GA Rev. B)
- Existing North Elevation (0040-GA Rev. B)
- Existing South Elevation (0041-GA Rev. B)
- Existing East Elevation (0042-GA Rev. B)
- Existing West Elevation (0043-GA Rev. B)

- Proposed Site Location Plan (0100-GA Rev. E)
- Proposed Site Plan (0101-GA Rev. E)
- Proposed Vehicular Swept Paths. Large Refuse Vehicle (0106-GA Rev. B)
- Proposed Vehicular Swept Paths. Large Refuse Vehicle (0107 -GA Rev. B)
- Proposed Vehicular Swept Paths. Box Van (0108-GA Rev. B)
- Proposed Vehicular Swept Paths. Box Van (0109-GA Rev. B)

- Proposed Ground Floor Plan (0220 GA Rev. C)
- Proposed First Floor Plan (0221 GA Rev. C)
- Proposed Roof Plan (0222 GA Rev. C)
- Proposed Ground Floor Plan (0223 GA Rev. C)
- Proposed First Floor Plan (0224 GA Rev. C)
- Proposed Roof Plan (0225 GA Rev. C)
- Proposed Landscape Plan (0226 GA Rev. A)

- Proposed Section AA (0300 GA Rev. D)
- Proposed Section BB (0301 GA Rev. C)
- Proposed Section CC (0302 GA Rev. C)
- Proposed Section DD (0303 GA Rev. C)
- Proposed Section EE (0304 GA Rev. A)
- Proposed Section FF (0305 GA Rev. B)

- Proposed North Elevation (0400 GA Rev. B)
- Proposed South Elevation (0401 GA Rev. D)
- Proposed East Elevation (0402 GA Rev. B)
- Proposed West Elevation (0403 GA Rev. D)
- Proposed Long East and West Elevation (0404 GA Rev. D)
- Proposed North and South Elevation (0405 GA Rev. A)
- Proposed Western Elevation (0406 GA Rev. A)

- Demolition: Ground Floor Plan (0800 GA Rev. F)
- Demolition: First Floor Plan (0801 GA Rev. F)
- Demolition: Roof Plan (0802 GA Rev. F)
- Demolition: Ground Floor Plan (0803 GA Rev. F)
- Demolition: First Floor Plan (0804 GA Rev. D)
- Demolition: Roof Plan (0805 GA Rev. D)

- Proposed Roof Plan with Existing Chimney and Rooflight Locations (9225 SK)
- Proposed Section D-D and E-E Showing Existing and Proposed Levels (9304 SK)

- Transport Assessment (TTP Consulting - July 2018)
- Arboricultural Impact Assessment (Landmark Trees - Ref:SAV/BBC/AIA/01d - 24 July 2018)

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 2016.

4 No demolition shall take place until a written scheme of historic building investigation (WSI) has been submitted to and approved by the local planning authority in writing. For buildings that are included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. this part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Reason: To enable archaeological investigation of the site in accordance with Policy DM06 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD and Policy 7.8 of the London Plan 2016.

5 a) No development or site works shall take place on site until a 'Demolition and Construction Management and Logistics Plan' has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Management and Logistics Plan submitted shall include, but not be limited to, the following:

- i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
- ii. site preparation and construction stages of the development;
- iii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
- iv. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- v. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- vi. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- vii. noise mitigation measures for all plant and processors;

- viii. details of contractors compound and car parking arrangements;
- ix. details of interim car parking management arrangements for the duration of construction;
- x. details of a community liaison contact for the duration of all works associated with the development.

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 October 2016) and Policies 5.3, 5.18, 7.14 and 7.15 of the London Plan (2016).

6 a) Notwithstanding the details shown on the plans submitted and otherwise hereby approved, the development hereby approved shall not be first occupied or brought into use until details of acoustic fencing to be erected along the eastern site boundary have been submitted to the Local Planning Authority and approved in writing.

b) The details approved by this condition shall be implemented in their entirety prior to the commencement of the use or first occupation of the development and retained as such thereafter.

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

7 a) 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, shall be submitted to and agreed in writing by the Local Planning Authority prior to the occupation of the hereby approved development.

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 October 2016) and 7.21 of the London Plan 2016.

8 a) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until details of temporary tree protection have been submitted to and approved in writing by the Local Planning Authority.

b) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the scheme of temporary tree protection as approved under this condition has been erected around existing trees on site. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these fenced areas at any time.

Reason: To safeguard the health of existing tree(s) which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012) and Policy 7.21 of the London Plan 2015.

9 Before the development hereby permitted is first occupied or the use first commences the parking spaces shown on Drawing No. 0220 GA Rev. C shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Reason: To ensure that parking is provided in accordance with the council's standards in the interests of pedestrian and highway safety, the free flow of traffic and in order to protect the amenities of the area in accordance with Policy DM17 of the Development Management Policies DPD (adopted September 2012) and Policies 6.1, 6.2 and 6.3 of the London Plan 2015.

10 a) Before the development hereby permitted is first occupied cycle parking spaces and cycle storage facilities shall be provided in accordance with a scheme to be 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 the spaces shall be permanently retained thereafter.

Reason: To ensure that cycle parking facilities are provided in accordance with the minimum standards set out in Policy 6.9 and Table 6.3 of The London Plan (2016) and in the interests of promoting cycling as a mode of transport 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.

11 a) Notwithstanding the details submitted with the application and otherwise hereby approved, no development other than demolition works shall take place until details of (i) A Refuse and Recycling Collection Strategy, which includes details of the collection arrangements and whether or not refuse and recycling collections would be carried out by the Council or an alternative service provider, (ii) Details of the enclosures, screened facilities and internal areas of the proposed building to be used for the storage of recycling containers, wheeled refuse bins and any other refuse storage containers where applicable, and (iii) Plans showing satisfactory points of collection for refuse and recycling, have been submitted to and approved in writing by the Local Planning Authority.

b) The development shall be implemented and the refuse and recycling facilities provided in full accordance with the information approved under this condition before the development is first occupied and the development shall be managed in accordance with the information approved under this condition in perpetuity once occupation of the site has commenced.

Reason: To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area in accordance with Policy CS14 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Sustainable Design and Construction SPD (adopted October 2016).

12 a) The site shall not be brought into use or first occupied until details of all means of enclosure, including fences, gates and walls have been submitted to and approved in writing by the Local Planning Authority.

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

Reason: To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway in accordance with Policies DM01, DM03, DM17 of the Development Management Policies DPD (adopted September 2012), and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

13 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 6.00 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).

14 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).

15 The position, type and method of installation of all new and relocated services and related fixtures (including communications and information technology servicing), shall be specified in advance of any related work being carried out, and the prior approval of the Council as local planning authority shall be obtained wherever these installations are to be visible, or where ducts or other methods of concealment are

proposed. All relevant works shall be carried out in accordance with such approval.

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).

- 16 A sample test area of render shall be removed from the rear elevation and made available for inspection and approval, to assess potential damage to the exposed brickwork, prior to such works proceeding on a wider scale. In the event that such works cannot be achieved without damage to the brickwork, the removed render shall be reinstated and made good to match the existing.

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).

- 17 No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

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).

- 18 Sample panels of all new facing brickwork for the new buildings, showing the proposed brick types, colour, texture, face bond and pointing shall be provided on site and the specification approved in writing by the Council as local planning authority before the relevant parts of the works are begun. The relevant parts of the work shall be carried out in accordance with such approved sample panels. The approved sample panels shall be retained on site until the work is completed and has been approved.

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).

- 19 Prior to their installation, details of all new windows and doors shall be provided at a scale of 1:20 and submitted to and approved in writing by the Local Planning Authority.

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).

- 20 Prior to their installation, details of all new rooflights shall be provided at a scale of 1:10 and submitted to and approved in writing by the Local Planning Authority.

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).

- 21 Any new external rainwater goods and soil pipes on the visible elevations shall be of cast iron, painted black.

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).

- 22 Prior to their instalment, details of all new external vents, flues or ducts for air intake extract, heating or ventilation shall be submitted to and approved in writing by the Local Planning Authority.

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 38-57 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 and the Applicant engaged with this prior to the submissions of this application. 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 applicant is advised that written schemes of investigation will need to be prepared and implemented by a suitably qualified archaeological practice in accordance with Historic England Greater London Archaeology guidelines. They must be approved by the Local Planning Authority before any on-site development related activity occurs.
- 3 The applicant is advised that if any modification is required or proposed to access from the public highway, such works would be subject to a detailed investigation by the Traffic and Development section. Heavy duty access may need to be provided to cater for a heavy duty use and may involve relocation of existing street furniture. The works would be undertaken by the Highway Authority at the applicant's expense. You may obtain an estimate for this and any associated work on the public highway, and further information, from the Traffic and Development Section - Development and Regulatory Services, Barnet House, 1255 High Road, Whetstone N20 0EJ, by telephone on 020 8359 3018, or via crossovers@barnet.gov.uk.

- 4 Demolition should be carried out by an approved contractor and residents notified at least seven days before commencement.
- 5 Tree and shrub species selected for landscaping/replacement planting provide long term resilience to pest, diseases and climate change. The diverse range of species and variety will help prevent rapid spread of any disease. In addition to this, all trees, shrubs and herbaceous plants must adhere to basic bio-security measures to prevent accidental release of pest and diseases and must follow the guidelines below.

"An overarching recommendation is to follow BS 8545: Trees: From Nursery to independence in the Landscape. Recommendations and that in the interest of Bio-security, trees should not be imported directly from European suppliers and planted straight into the field, but spend a full growing season in a British nursery to ensure plant health and non-infection by foreign pests or disease. This is the appropriate measure to address the introduction of diseases such as Oak Processionary Moth and Chalara of Ash. All trees to be planted must have been held in quarantine."

- 6 The applicant will be expected to enter into with the Highways Authority under Section 278 Agreement of the Highways Act, for works affecting public highway including creation of new accesses and reinstatement of the existing accesses and consequential damage to public highway as a result of the proposed development.
- 7 Damage to public highway as a result of development and construction activities is a major cause of concern to the Council. Construction traffic is deemed to be "extraordinary traffic" for the purposes of Section 59 of the Highways Act 1980. During the course of the development, a far greater volume of construction traffic will be traversing the public highway and this considerably shortens the lifespan of the affected highway.

To minimise risks and damage to public highway, it is now a requirement as part of any new development to undertake a Highway Condition Survey of the surrounding public highway to the development to record the state of the highway prior to commencement of any development works. The condition of the public highway shall be recorded including a photographic survey prior to commencement of any works within the development. During the course of the development construction, the applicant will be held responsible for any consequential damage to the public highway due to site operations and these photographs will assist in establishing the basis of damage to the public highway. A bond will be sought to cover potential damage resulting from the development which will be equivalent to the cost of highway works fronting the development. To arrange a joint highway condition survey, please contact the Highways Development Control / Network Management Team on 020 8359 3555 or by e-mail highways.development@barnet.gov.uk or nrswa@barnet.gov.uk at least 10 days prior to commencement of the development works.

Please note existing public highways shall not be used as sites for stock piling and storing plant, vehicles, materials or equipment without an appropriate licence. Any damage to the paved surfaces, verges, surface water drains or street furniture shall be made good as directed by the Authority. The Applicant shall be liable for the cost of reinstatement if damage has been caused to highways. On completion of the works, the highway shall be cleared of all surplus materials, washed and left in a clean and tidy condition.

- 8 If a concrete pump lorry is operated from the public highway, the surface of the highway and any gullies or drains nearby must be protected with plastic sheeting. Residue must never be washed into nearby gullies or drains. During the development works, any gullies or drains adjacent to the building site must be maintained to the satisfaction of the Local Highways Authority. If any gully is damaged or blocked, the applicant will be liable for all costs incurred. The Applicant shall ensure that all watercourses, drains, ditches, etc. are kept clear of any spoil, mud, slurry or other material likely to impede the free flow of water therein.

Officer's Assessment

1. Site Description

The application site is located on the southern side of East End Road, close to the junction with High Road in the East Finchley Ward and adjacent to the boundary of the East Finchley Town Centre. This affords the site with a good level of accessibility as evidenced by its PTAL rating of 4.

At the front of the site there is a part single, part two-storey Grade II listed building that originates from circa 1840s. The listed building has been added to and extended over the years.

The listed building is connected at the rear to a part single-storey, part two-storey extension. The buildings have recently been in use by the Bobath Centre, a national charity which offers treatment to children with cerebral palsy. The lawful Use Class for the application site is D1.

The site has two front access points to either side of the listed building. Behind the buildings is a hard-surfaced area used for car parking. A small group of trees are sited along the top of the western boundary. All other trees are outside the application site.

The area surrounding the application site is mixed, with residential dwellings at two and three storey scales located immediately to the east, south and west, and community and retail uses to the north.

The site is located within Flood Zone 1 and an Area of Special Archaeological Significance. No trees subject to a Tree Preservation Order (TPO) are located within the curtilage of the site.

2. Site History

Reference: 18/4548/LBC

Address: The Bobath Centre, 250 East End Road, London, N2 8AU

Description: Partial demolition of existing buildings, including rear extensions and link building and removal of external ramps and other additions. Construction of new extensions to the rear and west of the retained existing buildings and creation of external playground. Internal works of repair, maintenance and restoration to listed buildings. Removal of existing hardstanding and creation of new access road, car parking and site wide landscaping

Decision: Pending Consideration

Decision Date: No Decision Made.

Reference: F/02282/13

Address: The Bobath Centre, 250 East End Road, London, N2 8AU

Description: Installation of 1x no. Non-illuminated Panel to railings on front elevation.

Decision: Approved subject to conditions

Decision Date: 5 August 2013

Reference: F/02083/13

Address: The Bobath Centre, 250 East End Road, London, N2 8AU

Description: Installation of 1x no. Non-illuminated Panel to railings on front elevation

Decision: Approved subject to conditions
Decision Date: 5 August 2013

Reference: C04913X/04
Address: Bradbury House 250 East End Road London N2 8AU
Description: Replacement of two ground floor windows and door to match existing
Decision: Approved subject to conditions
Decision Date: 15 September 2004

Reference: C04913W
Address: Bobath Centre, 246-250, East End Road, N2
Description: Conversion of school building into treatment centre. Internal and external alterations. Single storey rear addition. Rebuilding of parts of existing building, alterations to roof. Formation of car parking area.
Decision: Withdrawn
Decision Date: 12 March 1997

Reference: C04913M
Address: Pardes House School, 246-250, East End Road, N2
Description: Retention of prefabricated two storey classroom (Renewal of permission)
Decision: Refused
Decision Date: 29 June 1988

Reference: C04913
Address: Holy Trinity School East End Road N2
Description: the change of use from education purposes to offices
Decision: Pending Consideration
Decision Date: 03 July 1986

Reference: C04913L
Address: Pardes House School, 246-250, East End Road, N2
Description: Retention of prefabricated two storey classroom
Decision: Approved subject to conditions
Decision Date: 27 February 1985

Reference: C04913J
Address: Pardes House School, 246-250, East End Road, N2
Description: Alterations and extension of air raid shelter to form a classroom and toilet
Decision: Withdrawn
Decision Date: 28 August 1983

Reference: C04913K
Address: Pardes House School, 246-250, East End Road, N2
Description: Alterations and extension of air raid shelter to form a classroom and toilet (L.B.C.)
Decision: Withdrawn
Decision Date: 26 August 1983

Reference: C04913H
Address: Pardes House School, 246-250, East End Road, N2
Description: Retention of building for use as a temporary classroom.
Decision: Approved subject to conditions
Decision Date: 28 October 1982

Reference: C04913F

Address: Pardes House School, 246-250, East End Road, N2

Description: Erection of single-storey link building between two existing buildings, widening of existing vehicular access, provision of new vehicular access, erection of three pairs of 2m high mesh gates and construction of access drive at front

Decision: Approved subject to conditions

Decision Date: 19 August 1982

Reference: C04913G

Address: Pardes House School, 246-250, East End Road, N2

Description: Erection of single-storey link building between two existing buildings

Decision: Approved subject to conditions

Decision Date: 19 May 1982

Reference: C04913E

Address: Pardes House School, 246-250, East End Road, N2

Description: Construction of vehicular access and 2 boiler houses at rear. Provision of hardstanding for car parking.

Decision: Approved subject to conditions

Decision Date: 14 February 1979

Reference: C04913D

Address: Holy Trinity School East End Road N2

Description: Change of use for educational purposes, synagogue, community centre and ancillary purposes, including demolition of one internal wall in this listed building.

Decision: Approved subject to condition

Decision Date: 30 August 1977

Reference: C04913C

Address: Holy Trinity School East End Road N2

Description: Installation of temporary student accommodation at rear of college buildings and change of use of east wing to student hostel accommodation.

Decision: Refused

Decision Date: 15 December 1975

Reference: C04913A

Address: Holy Trinity School East End Road N2

Description: Change of use to a community centre

Decision: Approved subject to conditions

Decision Date: 26 May 1975

3. Proposal

- Partial demolition of non-original buildings including rear extensions and link building;
- Removal of external ramps;
- Construction of extensions to the south and west of the retained existing building and a link building between the retained buildings;
- Creation of external playground;
- Internal works of repair, maintenance and restoration to the listed buildings;
- Removal of existing hardstanding and creation of new access road, car parking and site wide landscaping.

4. Public Consultation

Consultation letters were sent to 275 neighbouring properties. 16 public responses were received comprising 1 letter of representation and 15 letters of objection. These can be summarised as follows:

Representation:

Finchley Society:

- The retention of a D1 use could mean any use included in that class order.
- The plan as drawn has no provision for preparing or storing food for the children which is essential if providing full day nursery care.
- The area identified as play area for the children is too small if the children are to be encouraged to enjoy active play to keep them fit and healthy.
- The storage area shown for scooters/pushchairs is very small.
- The staff area is too small for 26 staff.
- The amount of usable floor space has been reduced considerably therefore there is concern that the current plan is not feasible.
- Plan does not show what will be used to the rear of the site.
- If permission is to be granted a condition requiring the whole site to be used for D1 use should be applied.
- The nursery should have an active travel plan to discourage car use and facilitate walking and public transport use.
- If the waste bins are located at the front of the site then a refuse lorry will not enter the site but will wait in the road.

Objections:

- Will result in increased traffic congestion on East End Road, especially at peak hours. Most people attending the nursery will do so at the time traffic is heaviest.
- Will result in pressures on local parking provision.
- Increased air pollution which is detrimental to school children.
- The outdoor playground will create noise disturbance to neighbouring business and private dwellings.
- Increased noise, dust and wider disruptions.
- Mature trees to the front of the site are in danger of being felled.
- There is no need for a nursery.
- A Health Centre or Adult Education Centre would be a better use.
- New traffic control measures should be introduced to improve access and protect pedestrian safety.
- A GP Surgery is more of a need than a new nursery.
- No demand assessment provided to understand who will be using the nursery, the number and ages of the children attending, opening hours etc.
- There is no evidence within the Traffic Assessment submitted about actual current traffic patterns in the area surrounding the site, or assessment about the potential implications of these patterns under different scenarios.
- Entrance / exit to the site is close to Deanery Close, a 100-space car park and a zebra crossing. This will cause significant traffic congestion.
- Lack of detail about staffing level and the types and availability of staff required to work at the nursery.
- No assessment has been provided to assess air pollution on the surgery both internally and on the playground given the proximity of a busy road.

- Concern about construction working hours and how long works will take.

Statutory Consultees:

Heritage:

The Council's Heritage Officer has extensively reviewed the alterations and extensions proposed to the Listed Building and has recommended approval subject to conditions.

Highways:

The Council's Highways Officer has reviewed the proposed development in relation to its highways impacts, including site access, parking and trip generation and has recommended it for approval subject to conditions.

Arboriculturalist:

The Council's Arboriculturalist has reviewed the proposed plans and deemed its impact on site and adjacent trees as acceptable subject to conditions.

Historic England:

Historic England reviewed the plans and made no objection, stating they are satisfied for the Local Planning Authority to access the internal and external alterations in line with National and Local Policy.

Greater London Archaeological Advisory Service (GLAAS):

GLAAS are satisfied with the proposal subject to a condition relating to a written scheme of historic building investigation (WSI).

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.

The Mayor's Draft London Plan

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, CS14.
- Relevant Development Management Policies: DM01, DM02, DM03, DM06, DM13, DM17.

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Principle of development;
- Whether harm would be caused to the character and appearance of the application site, the wider streetscene and the Grade II Listed Building and its setting;
- Whether harm would be caused to the living conditions of neighbouring residents;
- Impact on highways;

5.3 Assessment of proposals

Principle of development

As outlined in the planning history section above, the application site has been in Class D1 use for over 40 years. Indeed, educational uses on the site stretch back to the site's conception as the Holy Trinity School in 1848. The site is currently in use by The Bobath Centre, a national charity dedicated to supporting children and families living with cerebral palsy and similar neurological conditions. The support provided includes physio, occupational and speech therapy. However, the existing building no longer meets their requirements and they are therefore relocating to alternative premises.

This application seeks the retention of the site's existing Class D1 use for the purposes of operating a nursery. However, in order to adapt the application site to provide a more suitable modern environment for the nursery, a series of internal and external alterations are proposed. These include, the part demolition of non-original extensions, the erection of new extensions to the southern and western elevations and a linking structure between the two retained buildings, the creation of an external playground, and internal works of repair, maintenance and restoration to the Grade II Listed Building. The proposals will result in a marginal loss of community use floorspace, with the existing floorspace comprising of 1,330m² and the proposed floorspace 1,022m²; a net loss of 308m² (equating to approximately 23% reduction).

Both the existing community use and the proposed nursery are classified as D1 uses and therefore this application does not involve a change of use. Furthermore, it complies with Policy DM13 given it does not result in the loss of a community or educational use. Therefore, this application is not required to assess the principle of a nursery use on site, given the nursery could occupy the application site without the need for planning permission. There are no restrictions in terms of what D1 uses can operate on the site. Therefore, the nursery could effectively operate from the site immediately. This application is primarily to assess the acceptability of the proposed internal and external alterations from a character perspective (including its impact on a Grade II Listed Building and its setting) and the impact on the residential amenity of neighbouring occupiers. This report will assess highways considerations in relation to site access and neighbouring residential amenity. Again, as this application does not involve a change of use, and given the nursery could operate at the site without the need for planning permission, this application does not require the provision of a travel plan to justify its use as a nursery.

In summary, given this application does involve a change of use, there is no objection to the use of the site for the purposes of operating a nursery.

Character and appearance

All proposed development is expected to maintain and respect the character and appearance of its setting in line with Policy DM01 which states:

b. Development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.

Furthermore, The Bobath Centre is a Grade II Listed Building (List Entry Number: 1188626 (Bobath Centre) and List Entry Number: 1078842 (East Annexe to Bobath Centre)) and is located in an area of Special Archaeological Significance. Therefore, any proposed alterations are required to comply with Policy DM06 which states:

a. All heritage assets will be protected in line with their significance. All development will have regard to the local historic context.

c. Proposals involving or affecting Barnet's heritage assets should demonstrate the following:

- the significance of the heritage asset
- the impact of the proposal on the significance of the heritage asset
- the impact of the proposal on the setting of the heritage asset
- how the significance and/or setting of a heritage asset can be better revealed
- the opportunities to mitigate or adapt to climate change
- how the benefits outweigh any harm caused to the heritage asset.

d. There will be a presumption in favour of retaining all 1,600 Locally Listed Buildings in Barnet and any buildings which makes a positive contribution to the character or appearance of the 16 Conservation Areas.

e. Archaeological remains will be protected in particular in the 19 identified Local Areas of Special Archaeological Significance and elsewhere in Barnet. Any development that may affect archaeological remains will need to demonstrate the likely impact upon the remains and the proposed mitigation to reduce that impact.

It should be noted that an accompanying Listed Building Consent application for the proposed works has also been submitted.

The proposed alterations include:

- The demolition of a former air raid shelter located along the western boundary of the site;
- The demolition of a non-original link building and extensions to the rear of the site. These extensions were added to the original building during the 1980/90s;
- A new linking element between the listed buildings, which will provide a new entrance from the front of the site as well as a north-south central axis to the building;
- Extension to the rear of the Bobath Centre to provide new floorspace comprising classroom areas and a secondary entrance; and
- Extension to the west of the Bobath Centre to provide additional classroom space.

Regarding the elements of the building proposed for demolition, these are considered of little architectural merit or significance. Removing these elements and introducing more appropriate design interventions represents an opportunity to improve the visual appearance and significance of the Listed Building. No objection regarding the proposed demolition was made by the Council's Heritage Officer.

The proposed external alterations have been the subject of extensive consultation with the Council's Heritage Officer who is satisfied that the resulting design is acceptable in view of the character and appearance of the application site, the streetscene and the Grade II Listed Building and its setting. The new link building with a glazed frontage facing onto East End Road, provides a clean and neutral appearance which better frames and links the two listed buildings on either side. The extension along the western elevation has been designed to match the form and material finish of the adjoining listed building. This includes matching brick, coping stones and timber framed windows. The façade of the proposed extension includes a slight set-back and set-down from the flank wall of the original building to ensure a degree of visual subordination between new and old. This part of the building will be visible from East End Road and Deanery Close and therefore the proposed extension was designed to provide visual consistency and continuity, instead of a more contemporary design which may appear jarring at a prominent corner location of the site.

The proposed extension to the rear of the site has been designed to better respect the scale and architectural form of the original building. This includes a twin pitched gable-ended roof form and matching brick cladding to reflect the form and appearance of the adjacent building to the east. The height of the extension has been set-down marginally from the adjacent building to the east (adjoining the same proposed linking structure) to again ensure a level of subordination between the original and newer structures. A more contemporary twist on the proposed fenestration has been included, but this is considered acceptable and again provides a restrained and sensitive distinction between the original building and the modern additions. A rear wall of matching brick projects from the new southern extension and wraps around up to the western elevation. This provides enclosure to the playground proposed to the rear of the Listed Building. The wall has been sensitively designed to seamlessly integrate with both the original building and modern additions. The height has been designed to provide suitable enclosure and privacy to the playground, whilst not overwhelming or obscuring the Listed Building when viewed from Deanery Close.

Works have been proposed to remove the white render cladding from the rear of the building to expose the original red brick underneath and provide a more uniform and coherent visual appearance across the site. A condition will be attached to any permission ensuring that should it be identified that removing the white render causes damage to the original brick, the render will be re-applied and made good. This is to ensure the visual integrity of the Listed Building is maintained.

The applicant has provided details of the internal alterations proposed including the removal of non-original walls and an internal ramp leading down to the external playground area. The original doors and fittings will be salvaged and retained. It has been made clear on the proposed plans that anything not noted on the plans for demolition will be expected to be retained, with its removal subject to a separate Listed Building Consent. The Council's Heritage Officer has reviewed the proposed internal works and is satisfied that they are acceptable and would not cause harm to character, appearance and integrity of the Listed Building.

A pre-commencement condition has been proposed regarding a written scheme of historic building investigation (WSI) to protect the architectural significance of the site.

The Council's Arboriculturalist has reviewed the proposed plans and is satisfied that they would have an acceptable impact on site trees. A Tree Protection and Soft Landscaping Plan will be secured via condition. No trees are proposed to be felled.

It is considered that the proposed external alterations would have a positive impact on the character and appearance of the application site, the wider streetscene and the Listed Building and its setting. Their scale is subordinate and complimentary to the original building and their form reflects many of the building's original design features. Where more contemporary materials and design elements have been proposed, including a glazed linking building and the fenestration applied to the southern extension, these are considered to respect the visual integrity of the Listed Building and provide a restrained and appropriate contrast between the old and new. Based on this assessment, it is considered that the proposed external and internal alterations comply with Policies DM01 and DM06 and are therefore recommended for approval.

Neighbouring Amenity

Paragraph 2.7.1 of Policy DM01 states that:

Schemes which significantly harm the amenity of neighbouring occupiers will be refused planning permission. Protecting amenity helps to protect the well-being of the boroughs residents. It is important to ensure that developments do not significantly overshadow neighbouring buildings, block daylight, reduce sunlight, or result in a loss of privacy or outlook.

It is not considered that the proposed external alterations would detrimentally impact the residential amenity of neighbouring occupiers by way of outlook, daylight / sunlight and privacy given their significant set-back from adjacent residential dwellings. The link building and southern extension are not visible to the adjacent dwelling at no.252 East End Road and are 50m from Chalice Court on Deanery Close. The proposed single-storey western extension is 20m from the adjacent property at no.242 East End Road. It should also be noted that the proposed works result in a significant reduction in the existing building's footprint and visual bulk across the site.

Public comments have been raised about the potential noise and disturbance experienced by neighbouring residential occupiers due to vehicular traffic moving through the site and the creation of an external playground. However, regarding traffic related noise, it must be noted that the proposed development only provides four parking spaces to the rear of the site, given the southern portion of the site will not be accessible to vehicular traffic. This a material reduction from the current onsite parking provision of 35 spaces. Swept path analysis has been provided by the applicant to demonstrate that access along the eastern boundary of the site is viable for service vehicles, whilst also providing scope to include acoustic fencing to soften the impact on the neighbouring property at no.252 East End Road from any associated noise and disturbance. It is noted that vehicles can already access the site immediately adjacent to no.252 and park directly up against its flank wall. Therefore, considering the site's current vehicular movement and access arrangements, in addition to the provision of acoustic fencing along the eastern side boundary to be secured via condition, it is deemed that the proposed development will have an acceptable impact on the residential amenity of neighbouring occupiers, with any associated noise and disturbance from vehicular activity mitigated to an appropriate level.

Regarding the external playground, it is considered that its impact on the residential amenity of neighbouring occupiers is acceptable. It would be located 35m from Chalice Court located on Deanery Close and 25m from the site boundary with no.242 East End Road. It is considered that given the distance from adjacent residential buildings and the daytime hours the playground is likely to be used, any associated noise resulting from the playground use would not have a significantly detrimental impact on residential amenity of neighbouring occupiers. Again, it is acknowledged that this application is not for a change of use and that a nursery, including use of its external grounds could occur without the need for planning permission. Therefore, reference to the playground is more to demonstrate that the impact of its use on neighbouring amenity is acceptable irrespective of whether this application is required to assess it. Indeed, it is considered that the reduction in the size and capacity of the building, and the number of onsite parking spaces in comparison to the existing building, would have an improved impact on neighbouring amenity.

In summary, it is considered that the proposed external alterations would have an acceptable impact on neighbouring residential amenity by way of outlook, daylight / sunlight, privacy, and noise and disturbance associated with the creation of a new access route through the site along the eastern site boundary. Consequently, it is deemed that this application would comply with Policy DM01 and is therefore recommended for approval.

Highways

A Transport Statement has been submitted as part of this application, which has been reviewed by the Council's Highways Officer who is satisfied that the proposed development is acceptable on highways grounds.

Existing Situation:

There are two existing vehicle access points at the Bobath Centre which are located at the northeast and northwest of the site. Currently the northeast access point leads to an area of hardstanding where there are 4 marked bays, whilst the area of hardstanding accessed from the northwest vehicular access leads to an area of hardstanding with 35 marked bays, including 2 disabled. There is currently no vehicle link across the site between the two points of access.

The site is located in close proximity to a town centre with a Public Transport Accessibility Level (PTAL) rating of 4, which is considered as good. The site is within a Controlled Parking Zone 'M'. Along the site frontage on East End Road this is in operation Monday through Friday, 2pm - 3pm. Parking bays located further east of the site boundary are subject to controlled parking between the hours of 8.30am and 6.30pm (Monday through Friday). Parking along Deanery Close is privately controlled.

Proposal:

The proposal is to the removal of existing hardstanding and creation of new access road, car parking and site wide landscaping to provide a nursery use for 170 children and 26 staff. There are no specific parking standards set out within the London Plan (2016) for a nursery use. Four parking spaces and one disabled space are proposed for drop-off and pick-up purposes.

It is proposed that both access points on East End Road are to be retained and the onsite building works will create a one-way loop around the site. This will allow a refuse vehicle to enter and exit the site in forward gear, as well as facilitate convenient drop-off activity. The zig zag road markings along the site frontage will be retained.

It is proposed that scooter / buggy stores will be provided to encourage parents to continue their journey to work, whilst a total of 4 short stay Sheffield stands and 4 individual cycle lockers will be introduced.

Pedestrian access into the nursery is to be provided from a new dedicated gate at the centre of the site frontage, with the access route free of traffic movements.

It is proposed that the majority of drop-off / pick-up activity will occur as part of a linked trip to and from work with the remainder of trips associated with parents dropping children off and returning home. The Transport Statement provided has reviewed the 2011 'method of journey to work' census data 'The Super Output Area - Lower Layer [Barnet 029D]' in which the site is located. The census data shows that 63% of resident's journeys to work are made using public transport, whilst 8% are made by foot or bicycle, and 25% by car.

The Transport Statement has assumed that parents would arrive and depart within the same hour that they drop-off and collect their child. The consultants have assessed the potential vehicular trip generation based on the survey previously undertaken for West Hampstead Nursery, which suggested that the highest number of vehicle trips at the Bobath Centre will be during the 8am-9am period, with 19 arrivals and 19 departures. This equates to an additional vehicle arriving and departing every 3 minutes, which is not considered to be material and which is unlikely to have any additional adverse impact on public highway.

Therefore, taking into consideration the following, it is considered that the proposed development would be acceptable on highways grounds.

- The site is located within walking distance of Town Centre location;
- The Public Transport Accessibility Level (PTAL) for the site is 4 which is considered as good;
- The site is within a Control Parking Zone (CPZ);
- The site has a current D1 Use Class and the nursery use falls within the same use class.

As outlined above, this application is not for a change of use and therefore the proposed nursery and its associated vehicular movements, could occur without the need for planning permission. Furthermore, the proposed development would reduce site capacity and the number of onsite parking spaces from the existing. The above has been shown to demonstrate that the development is acceptable on highways grounds.

5.4 Response to Public Consultation

Public comments have been received and where appropriate have been addressed in the report above. For the purposes of clarity, please see below:

- The retention of a D1 use could mean any use included in that class order:

This is the case anyway as there are no current restrictions on the type of D1 use that can be accommodated on the site.

- The plan as drawn has no provision for preparing or storing food for the children which is essential if providing full day nursery care:

The nursery can occupy the site without the need for planning permission. Therefore, how the future occupier chooses to use the building internally, is at their discretion and needs to be in line with the relevant standards governing nursery operations.

- The area identified as play area for the children is too small if the children are to be encouraged to enjoy active play to keep them fit and healthy:

The nursery can occupy the site without the need for planning permission. Therefore, the size of the playground is outside of this assessment's scope.

- The storage area shown for scooters/pushchairs is very small:

The nursery can occupy the site without the need for planning permission. Therefore, how the future occupier chooses to use the building internally, is at their discretion and in line with the relevant standards governing nursery operations.

- The staff area is too small for 26 staff:

The nursery can occupy the site without the need for planning permission. Therefore, how the future occupier chooses to use the building internally, is at their discretion and in line with the relevant standards governing nursery operations.

- The amount of usable floor space has been reduced considerably therefore there is concern that the current plan is not feasible:

The nursery can occupy the site without the need for planning permission. Therefore, how the future occupier chooses to use the building internally, is at their discretion and in line with the relevant standards governing nursery operations.

- Plan does not show what will be used to the rear of the site:

A timber fence will be erected to demarcate the northern and southern parts of the site. The southern part of the site will remain as present but will not be accessible to either pedestrians or vehicles.

- If permission is to be granted a condition requiring the whole site to be used for D1 use should be applied:

The whole of the site is classified as a D1 Use and therefore a condition is not necessary.

- The nursery should have an active travel plan to discourage car use and facilitate walking and public transport use:

A Transport Statement was provided which was reviewed by the Council's Highways Officer and deemed acceptable. This is not a change of use application and therefore the nursery could occupy the site without planning permission.

- If the waste bins are located at the front of the site then a refuse lorry will not enter the site but will wait in the road.

A refuse storage and collection strategy will be secured via condition.

- Will result in increased traffic congestion on East End Road, especially at peak hours. Most people attending the nursery will do so at the time traffic is heaviest:

A Transport Statement was provided which was reviewed by the Council's Highways Officer and deemed acceptable. This is not a change of use application and therefore the nursery could occupy the site without planning permission.

- Will result in pressures on local parking provision.

A Transport Statement was provided which was reviewed by the Council's Highways Officer and deemed acceptable.

- Increased air pollution which is detrimental to school children:

The nursery can occupy the site without the need for planning permission

- The outdoor playground will create noise disturbance to neighbouring business and private dwellings:

The nursery can occupy the site without the need for planning permission. However, given the distance of the playground from adjacent residential dwellings, it is not considered a harmful level of noise disturbance would occur.

- Increased noise, dust and wider disruptions:

A Demolition, Construction Method and Logistics Plan will be secured via condition to ensure appropriate mitigation measures are in place during demolition and construction phases.

- Mature trees to the front of the site are in danger of being felled.

The Council's Arboriculturalist has reviewed the proposed plans and considers them acceptable subject to conditions relating to tree protection and landscaping. No trees are proposed to be felled.

- There is no need for a nursery:

The nursery can occupy the site without the need for planning permission. The fact a nursery operator wants to use and invest in the site is a good indication of demand.

- A Health Centre or Adult Education Centre would be a better use:

A nursery has come forward to use the site and this is policy compliant.

- New traffic control measures should be introduced to improve access and protect pedestrian safety:

A Transport Statement was provided which was reviewed by the Council's Highways Officer and deemed acceptable.

- No demand assessment provided to understand who will be using the nursery, the number and ages of the children attending, opening hours etc:

The nursery can occupy the site without the need for planning permission. A demand assessment is not required.

- There is no evidence within the Traffic Assessment submitted about actual current traffic patterns in the area surrounding the site, or assessment about the potential implications of these patterns under different scenarios.

The nursery can occupy the site without the need for planning permission. A Transport Statement was provided which was reviewed by the Council's Highways Officer and deemed acceptable.

- Entrance / exit to the site is close to Deanery Close, a 100-space car park and a zebra crossing. This will cause significant traffic congestion.

The nursery can occupy the site without the need for planning permission. A Transport Statement was provided which was reviewed by the Council's Highways Officer and deemed acceptable.

- Lack of detail about staffing level and the types and availability of staff required to work at the nursery:

The nursery can occupy the site without the need for planning permission. These details are therefore not required.

- No assessment has been provided to assess air pollution on the nursery both internally and on the playground given the proximity of a busy road:

The nursery can occupy the site without the need for planning permission. These details are therefore not required.

- Concern about construction working hours and how long works will take.

A Construction Working Hours Condition will be attached to any permission. No indication of how long works will take have been provided. This is not a material planning consideration.

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 proposed development is considered to have an acceptable impact on the character and appearance of the application site, the wider streetscene and the Grade II Listed Building and its setting. Furthermore, it is considered that the proposed development would have an acceptable impact on the residential amenity of neighbouring occupiers. Furthermore, the Council's Highways Officer has reviewed the proposed development and is satisfied it is acceptable in view relevant highways considerations. Consequently, this application is recommended for approval.

