

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 work must be begun not later than three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

- 3 The materials to be used in the external surfaces of the extension shall match those used in the existing building.

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

- 4 All new external 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 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. 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

. Site Description

The application site relates to Loretto House, a relatively modern two storey 1950s red brick building. It forms part of the wider Edgware Abbey site that is currently operating with a variety of uses (discussed below). While it has the design form of a de facto detached residential dwelling, there is also a physical connection into the wider Abbey complex via a linking corridor to the north. As such, it forms part of the Grade II Listed Building complex.

Loretto House has an approximate 6m by 11m footprint; a hipped roof; fenestration detailed with deep reveals; a modern conservatory on its south side elevation and currently features a visually intrusive external staircase.

The lawful use of the building is as short stay accommodation with ancillary office usage associated with the Convent. Internally the building reflects this history and is primarily subdivided into a series of small overnight accommodation rooms (echoing past nun/monk cells in form) and is of little architectural distinction.

The building currently has a line of functional close board fencing (approximately 2 metres high) separating it from one of the main Edgware Abbey buildings 6.5 metres directly to the east. The site has a number of trees within its curtilage (as detailed in the accompanying tree survey) and the area of the former abbey includes individual and group TPO's. The ground levels fall away slightly towards the south of the curtilage.

The Abbey complex to the north-east and north of the application site and is run as Anglican Benedictine Community of St. Mary at the Cross, including the current usage of Loretto House itself.

The part of the Abbey building directly to the east has been converted and subdivided into flats. To the south of this is a hardstanding parking area / access road with estate style fencing serving the Abbey. Beyond this approximately 40 metres to the south east of Loretto House are the five new build properties known as Wildernesse Close, with private gardens to their rear. Access to these properties is via a private, gated road (Wildernesse Close) from Priory Fields Drive that also serves the main Abbey building.

To the south of the site is an undeveloped area of trees and grass. This was designated as a communal garden as part of the landscaping scheme for the original conversion of the Abbey, although residents have raised access concerns (see representations section below) regarding its implementation.

To the north and north-west of the site is Henry Nihill House - a 30 bed residential nursing care home for the elderly, accessed and fronting the continuation of Priory Fields Drive. The western site boundary is currently overgrown, and features a number of protected trees.

The Edgware Abbey site is not within a Conservation Area, nor subject to any other relevant planning designation not covered in the above description. The site falls within a PTAL 2 location.

. Site History

Planning H/00459/13 and Listed Building H/00579/13 for conversion of Edgware Abbey to 2 houses and 2 flats, and the erection of 4 semi-detached and 1 detached houses (Wilderness Close)

Two linked Minor Material Amendments for planning permission and listed building consent were granted in 2014 and 2015. As such, the latest relevant permissions are: 15/04286/S73 and 15/04287/LBC.

The conversion and new build elements have been fully built out and are reflected in the site description above.

. Proposal

Conversion of Loretto House Convent, into single family dwellinghouse (Use Class C3). The proposals include associated amenity space, refuse and recycling store, cycle store, vehicular access with 2no. off street parking spaces.

Single storey ground floor extension (4 metres wide by 4.3 deep by 3.7 metres maximum height) on the south elevation with 1 skylight to new roof. Installation of new raised patio to its west side and new front entrance opening and door. A combination of new estate fencing (style to match existing in wider site) and close board fencing around site boundary. Hard landscaping mostly associated with the parking with materials to match the adjoining parking / access area

The proposals also include the demolition of existing conservatory; removal of the unsightly external access stairs. Partial removal of close board fencing along south-east boundary and replacement with estate fencing.

Access to the site is within the application's red line and runs through the private road Wilderness Close from Priory Field Drive.

This is a revised proposal, with agent / applicant responding to officer concerns regarding the introduction of close board fencing into the setting of the listed building and about resizing the fenestration on the front and rear elevation of Loretto House. The revisions were requested on 23rd (telephone conversation) followed up by a formal letter (30th December 2019) and amendments were submitted on 6th and 8th January 2020.

Note there is an associated planning application - 19/6069/FUL - for the same scheme.

. Consultation

Consultation letters were sent to 98 neighbouring properties, including along Wilderness Close and the wider site, Highview Avenue, Hale Lane and Priory Field Drive. Site and press notices were published on 20 November and 28st November respectively, giving the standard 21 day consultation period.

Five responses have been received from the occupiers of Wilderness Close. As they relate to issue outside of this Listed Building consent, they are summarised in the report for associated planning application 19/6069/FUL.

The Conservation Officer commented on 9th December 2019. No objections in principle, but commented that the hard landscaping should match that of the wider conversion scheme ; the close-boarded timber fence along the side boundary between the house and the listed building should be replaced by metal estate fencing to match that on the adjoining development and the bin store should be of timber construction.

Potential issues relating to the single storey extension; patio areas and fenestration changes were later discussed verbally, and it was agreed for the officer to seek changes to the proposed revisions to the property's window.

Historic England provided a standard comment on 25th November 2019 - You are hereby authorised to determine the application for listed building consent / planning application referred to as you think fit.

. 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 in February 2019. 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 London Plan is currently under review. 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 adopted 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, CS4, CS5.
- Relevant Development Management Policies: DM01, DM02, DM03, DM04, DM06, DM08, DM17.

The Council's approach to extensions as set out in Policy DM01 is to minimise their 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.

Policy DM06 of the Barnet Development Management DPD advises that all heritage assets will be protected in line with their significance. Proposals involving or affecting Barnet's heritage assets must demonstrate the impact of the proposal on the significance of the heritage asset and how any harm could be justified by the public benefits achieved.

Barnet's Local Plan (Reg 18) 2020

Barnet's Local Plan -Reg 18 Preferred Approach was approved for consultation on 6th January 2020. The Reg 18 document sets out the Council's preferred policy approach together with draft development proposals for 67 sites. It is Barnet's emerging Local Plan. The Local Plan 2012 remains the statutory development plan for Barnet until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the 2012 Local Plan, while noting that account needs to be taken of emerging policies and draft site proposals.

Supplementary Planning Documents

Residential Design Guidance SPD (adopted October 2016)

- Sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the Local Planning Authority and was the subject of separate public consultation. The SPD states that large areas of Barnet are characterised by relatively low density suburban housing with an attractive mixture of terrace, semi-detached and detached houses. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.

- States that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. Extensions should normally be consistent in regard to the form, scale and architectural style of the original building which can be achieved through respecting the proportions of the existing house and using an appropriate roof form.

- In respect of amenity, states that extensions should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing, or cause an increased sense of enclosure to adjoining properties. They should not reduce light to neighbouring windows to habitable rooms or cause significant overshadowing, and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

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 Whether harm would be caused to the special architectural and historic interest of Loretto House; the setting adjoining former Edgware Abbey and the visual impact on the wider site

Loretto House is Grade II listed by virtue of its physical and functional connections with the main Edgware Abbey Building. This notwithstanding, and as per the Conservation Officer's comments, the main heritage issue would be setting of the principle Abbey building (now converted into housing) to the east due to the lack of architectural distinction of the relatively modern Loretto House to which this application relates. There are no internal features or historic layout worthy of retention in the property.

Externally, conversion works to the building would result in the removal of the unsightly external staircase; the removal of the modern conservatory on the building's prominent south elevation and the partial removal of the close board fencing currently on site (southern half of the east boundary treatment). All these aspects would be considered to enhance the setting of the Abbey and open up views within the wider area.

The proposed single storey extension would remain subordinate to the host property and be of a reasonable design that would integrate with Loretto House. Materials have been conditioned to match the main property.

The proposed hardstanding and estate style fencing is noted to match the adjoining examples and these good quality materials / design would help integrate the development into the wider conversion scheme, as noted in the Conservation Officer's comments. The additional sections of close board fencing are located on the east boundary, which forms the natural edge of the Abbey and would not affect the openness of the site setting. A good proportion of the curtilage would remain undeveloped, helping blend the development into the landscape zone to its south.

A range of Permitted Development rights have been removed under the corresponding application from the property to prevent any incongruous extensions or additions in close proximity to the main Edgware Abbey Listed structure.

. 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

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would accord with the requirements of the Development Plan and would overall enhance the special character and architectural interest of the Edgware Abbey buildings and setting. It is therefore recommended for APPROVAL.

