

**Location** Hendon Cemetery And Crematorium Holders Hill Road London NW7 1NB

**Reference:** 22/1267/FUL Received: 9th March 2022  
Accepted: 14th March 2022

Ward: Mill Hill Expiry: 9th May 2022

**Case Officer:** Jack Wride

Applicant: Mr Philip Sherman

Proposal: Demolition and removal of existing ground maintenance building (GMB) and construction of new GMB building

### **OFFICER'S RECOMMENDATION**

Approve subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control 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 Chair (or in their absence the Vice-Chair) 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:

Site Location Plan (received 09.03.22)  
CS/101580/003 - Existing and Proposed Site Plans (received 09.03.22)  
918132B - Land Survey (received 09.03.22)  
CS/101580/001 Rev A -Proposed Floor Plan and Elevations (received 19.05.22)  
CS/101580/002 - Sections A, B and C (received 09.03.22)  
Existing Site and Aerial Photographs (dated 19-08-2021 and received 09.03.22)  
Planning Statement by Capita on behalf of London Borough of Barnet (dated 8th March and received 09.03.22)  
Tree Constraints Plan by Bartlett Consulting (received 09.03.22)  
Preliminary Roost Assessment by Capita Ecology (dated 19-08-2021 and received 09.03.22)  
Supplementary Information - Hours of Cemetery Operation by Andy Milne (Head of Service) (dated received 10.05.22)

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) Notwithstanding the approved plans, no development other than demolition works shall take place until further details (such as a manufacturer's specification) of the materials to be used for the external surfaces of the building(s) and fencing, including roof colouration, hereby approved have been submitted to and approved in writing by the Local Planning Authority.

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

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the building is constructed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policy D4 of the London Plan 2021.

- 4 a) No site works or development (including any temporary enabling works, site clearance and demolition) shall take place until a dimensioned tree protection plan in accordance with Section 5.5 and a method statement detailing precautions to minimise damage to trees in accordance with Section 6.1 of British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations) 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 temporary tree protection shown on the tree protection plan 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. The development shall be implemented in accordance with the protection plan and method statement as approved under this condition.

Reason: To safeguard the health of existing trees 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 DPD (adopted September 2012) and Policy G7 of the London Plan 2021.

- 5 Before any works commence, details of foundations close to the development must be submitted and approved before commencement of works. The foundations must take account of trees growing in close proximity to the development and seek to minimise any harm to the root system.

Reason: To safeguard the health of existing trees 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 DPD (adopted September 2012) and Policy G7 of the London Plan 2021.

- 6 The building hereby permitted shall not be used before 6:30am or after 6pm on weekdays, Saturdays and public holidays (excluding Christmas Day, Boxing Day and New Year's Day), or before 9am or after 4pm Sundays and Christmas Day, Boxing Day and New Year's Day.

Reason: To safeguard the amenities of occupiers of adjoining residential properties.

- 7 The openings to the building with a direct line of sight to the neighbouring residences on Oakhampton Road shall be kept shut at all times when not in use. They shall be closed when any noisy works are carried out within the building.

Reason: To prevent noise outbreak from the building and protect the amenity of neighbouring residents

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

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

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012) and D14 of the London Plan 2021.

- 9 a) No externally visible lighting shall be installed until a lighting strategy should be designed to minimise impacts on bats (as well as other nocturnal fauna) and their insect food shall be submitted to and approved in writing by the Local Planning Authority. All exterior lighting should follow the guidance of the Bat Conservation Trust. Current (June 2014) advice is at <http://www.bats.org.uk/>.

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

Reason: To ensure that any protected species present are not adversely affected by the development in accordance with Policy DM16 of the Development Management Policies DPD (adopted September 2012); the Sustainable Design and Construction SPD (adopted October 2016); and Policy G6 of the London Plan 2021.

- 10 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, noise 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 SI 1, SI 7, D14 and T7 of the London Plan 2021.

- 11 All Non-Road Mobile Machinery (NRMM) of net power of 37kW and up to and including 560kW used during the course of the demolition, site preparation and construction phases shall comply with the emission standards set out in chapter 7 of the GLA's supplementary planning guidance "Control of Dust and Emissions During Construction and Demolition" dated July 2014 (SPG), or subsequent guidance.

Unless it complies with the standards set out in the SPG, no NRMM shall be on site, at any time, whether in use or not, without the prior written consent of the local planning authority.

The developer shall keep an up to date list of all NRMM used during the demolition, site preparation and construction phases of the development on the online register at <https://nrmm.london/>

Reason: In the interest of good air quality in accordance with Policy DM04 of the Barnet Local Plan Development Management Policies (2012) and Policy SI1 of the London Plan 2021.

- 12 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 on any other days.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties.

### **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. 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 design for the bunding of the oil tank should comply with the Environment Agency's good practice guidance to prevent oil leaks into the surroundings.
- 3 The submitted Construction Method Statement shall include as a minimum details of:
  - o Site hoarding
  - o Wheel washing
  - o Dust suppression methods and kit to be used
  - o Site plan identifying location of site entrance, exit, wheel washing, hoarding, dust suppression, location of water supplies and location of nearest neighbouring receptors. Explain reasoning if not applicable.
  - o Confirmation whether a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation.
  - o Confirmation of the following: log book on site for complaints, work in accordance with British Standards BS 5228-1:2009+A1:2014 and best practicable means are employed; clear contact details on hoarding. Standard construction site hours are 8am-6pm Monday - Friday, 8am-1pm Saturday and not at all on Sundays and Bank Holidays. Bonfires are not permitted on site.
  - o Confirmation that all Non Road Mobile Machinery (NRMM) comply with the Non Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999.
- 4 Please note the recommendations laid out in the Preliminary Roost Assessment Survey (received 20.10.21), including Bird nesting provision and bug hotels, to improve the site's overall biodiversity.

## **OFFICER'S ASSESSMENT**

### 1. Site Description

Hendon Cemetery was founded in 1899 by the Abney Park Cemetery Company, with the crematorium subsequently added in 1922, and contains locally listed structure The gatehouse was designed by A.A. Bonella and is of an Old English style, featuring a half-timbered entrance arch and roughcast walls with Gothic lettering in stone (Cherry & Pevsner, 1998).

The grounds of the cemetery are also incorporated within the designated Metropolitan Green Belt. There are no further relevant planning designations, with the application site located a fair way outside of flood zone 2 and the burial areas contained within the wider cemetery.

The application itself relates to a small section of the Hendon Cemetery located near the northern boundary, which is currently home to a dilapidated maintenance building; shipping containers used as long term storage and associated area of hardstanding.

There is currently a 6m gap with from the structures to the rear boundary, which includes standard close boarded fencing and some trees, Approximately 28m (or more) further northwards beyond there rear gardens are the properties fronting Oakhampton Road

### 2. Site History

20/0615/FUL - New permeable paving to provide off street parking. Replacement side access gate, alterations to existing landscaping, refuse/ recycling store and cycle store. approved, subject to conditions, on 02.07.2020

18/3958/FUL, 19/6757/FUL & 20/2057/CON - Restoration of gatehouse building and as public reception, staff offices, cafe and function room incidental to the cemetery and crematorium. The original scheme was approved, subject to conditions, on 10.09.2018. The later application mirrors these earlier proposals, with the exception of a new entrance and associated door proposed in the west / rear elevation of the building.

19/6399/CON - Submission of details for Conditions 4a (Details of Temporary Tree Protection) and 5a (Demolition and Construction Management and Logistics Plan), pursuant to planning permission 18/3958/FUL dated 10/09/2018 - Approved January 2020.

### 3. Proposal

Demolition and removal of existing ground maintenance building (GMB) and construction of new GMB building]

The proposed single storey building has an approximate 11.5m by 10m footprint with a 3.9m height and a shallow gable roof. Materials are grey brickwork, natural finish timber cladding and a steel roof (currently RAL 6005 - light moss green). There are two entrances, the main one with an electric roller door faces southwards into the cemetery.

The oil container replicates what is currently internally stored within the maintenance building on site and is non-powered. It is fenced off from the public in a secure compound. The building and oil container are 4m from the northern boundary at their closest points.

This is a revised scheme with further supporting details (such as operating hours) and amended materials.

#### 4. Public Consultation

Consultation letters were sent to 25 neighbouring properties, and a general site notice posted on 24.03.2022. Five comments have been received, which are summarised below, three objections and two neutral comments. As such, this is below the threshold where the application is required to go to committee.

##### Objections

- o Object to the 3.9 metre height.
- o Roof Orientation

See residential amenity and character & appearance key issues

- o Electric operated roller shutter door will be very noisy.

See residential amenity key issues

- o Security of diesel storage

This is sited in a secure, locked compound

- o Strongly object to the installation of a 1000 litre diesel storage tank and pump

Existing feature within site (relocation only). See Environmental Health comments and residentially amenity key issue.

- o Fix the fencing
- o Storage of machinery
- o Return to previous ground level from raised with hardcore
- o Location of grave frames and equipment storage
- o Security of my property

The majority of these issues are outside the scope of the current planning assessment and relate to the general usage of the site rather than building works sought here, although they have been passed on the cemetery management team via their planning agent.

- o Ask that work to start in September

The planning system is not usually specific regarding work dates unless in very exceptional circumstances that do not appear present here.

## 4.1 Internal Consultation

### 4.1.1 Barnet's Arboricultural Team commented on 30.05.22

The proposed structure will feature brick blockwork walls, with steel columns and beams. The following trees are situated within close proximity to the proposed design:

- o T8 Sycamore
- o T7 Ash
- o 6 Field Maple
- o T4 Norway Maple
- o T3 Oak
- o T1 Oak

The existing structure stands on hardstanding, which lends considerable protection to the roots of adjacent trees. The proposed structure sits within a (smaller) portion of the existing footprint.

No specific design for the foundations has been provided, it is assumed the design incorporates a low-impact steel plate with concrete footing. Based on the proposed location of the GMB it would appear that the footprint is unlikely to impact the RPA of these trees. Clarification on the foundation design, including depths, is required.

There is a gap of approximately 6.5m (at the largest point) between the existing structure and the rear (northernmost) boundary. The proposal reduces this gap to a distance of 4m, which is acceptable. The redevelopment of this plot is in keeping with the green character and appearance of the cemetery.

A concrete footpath will be placed around the entire circumference of the new GMB, the impact of this is considered acceptable as it renews existing hardstanding.

The new GMB will be used to store machinery of maintenance of the cemetery and does not alter the existing vehicular and pedestrian access arrangements. There are existing services on the site; it is presumed that the new structure will adjoin these where required.

#### Landscaping

Soft landscaping is not required as the proposal does not impact on any soft landscape.

#### Ecology & Biodiversity Net Gain

Comments already provided by Neil Page, Principal Ecologist, Capita (05.04.22).

#### Green Roof

The proposal does not demonstrate including of biodiverse green roof space; this is encouraged wherever possible.

## RECOMMENDATIONS

No objection.

#### Reason:

The proposal does not impact significantly on trees and is in accordance with local planning conditions DM01 and G7 of the London Plan 2021.



#### Conditions:

There are no significant arboricultural reasons to object to this application, however if it is likely to be recommend for approval, or in the event of an appeal, the following conditions are suggested to obtain a more suitable development:

- o Standard Tree Protection & Method Statement
- o Bespoke - Before any works commence. Details of foundations close to the development must be submitted and approved before commencement of works. The foundations must take account of trees growing in close proximity to the development and seek to minimise any harm to the root system.

#### 4.1.2 Barnet's Heritage Team commented on 25.03.22

The proposed new building will be sited some distance from the locally listed cemetery chapel and gatehouse and thus there will be no impact on their setting. There are no other heritage implications and consequently no objections are raised to this application.

#### 4.1.3 Barnet's Ecology Consultant commented on 05.04.22

It is considered that the information provided in the bat survey submitted with the application is sufficient to support the above application. As such, no further surveys are required.

#### Recommendation

If at any time following the start of demolition works, a bat roost or evidence of a bat roost is observed, all work would need to cease until a suitably qualified licensed bat ecologist had been consulted and advice sought on how best to proceed legally. Where a bat roost is identified, destruction of the roost would usually need to be covered by a European Protected Species (EPS) Licence obtained from Natural England. The planning authority would need to have sight of any mitigation strategy developed for a licence application in order to address their obligations under

The Habitats and Species Conservation Regulations 2017 (as amended).

If demolition is delayed for more than one-year after the date of the bat survey, repeat bat surveys should be undertaken.

#### BIODIVERSITY ENHANCEMENT RECOMMENDATIONS

In line with the National Planning Policy Framework (NPPF) in aiming to achieve sustainable development and the obligations on public bodies to conserve and enhance biodiversity as required by the Natural Environment and Rural Communities (NERC) Act 2006, it is advised that the recommendations made in Section 6 of the Report' are implemented;

In addition, please attach a condition on lighting strategy that it must be designed and used to minimise impacts on bats and their insect food. All exterior lighting should follow the guidance of the Bat Conservation Trust. Current (June 2014) advice is at <http://www.bats.org.uk/>. The lighting strategy should be submitted to the LPA for approval.

#### 4.1.4 Barnet Environmental Health Team commented on 12.04.22

Although the improvement in essence for the building and its amenity for the workers on site is appreciated, the applicant should bear in mind the proximity to neighbouring residents and their back gardens and the potential impact of noise from maintenance works on their amenity.

Although there is a precedent meaning that noisy works can be carried out here then the design of the building is improved by breaking any line of sight to noisy activity.

My understanding from the site plan is that the C façade faces the rear of the houses on Okehampton Road. It is important that there is very little noise outbreak from this façade and that there is no line of sight from the rear of the houses into the works area. As it is currently set up the only door and opening are to a store cupboard and a toilet respectively. These should be conditioned to reduce noise outbreak by being kept closed at all times, when not in use so as to prevent any outbreak of noise from the building.

It would have been more sensible ,in my opinion, to have designed this so that the shutters' opening (façade B) was on façade A away from the fences to the gardens on Okehampton Road. This is so that the noise of vehicles going in and out of the maintenance area is kept to a minimum. Without having to redesign this and thus re-apply, I would advise that the shutter is conditioned to be kept always closed when not in use, so there is reduced sound outbreak from the works inside the shed. Otherwise, there will be a line of sight into the works area. I have suggested a draft condition, but you may wish to discuss the wording of this, so it is effective as possible.

All external plant such as the pump will need to ensure the noise levels are 5dBA below background and I have conditioned this with noise level and noise report

The design for the bunding of the oil tank should comply with the Environment Agency's good practice guidance to prevent oil leaks into the surroundings.

I would ensure that the hours of use are limited and the building is not used outside of normal working hours and in particular not on Sundays. Copying the previous hours of use would seem reasonable if no complaints have been received. However, I would not permit this building to be used at all on Sundays or Bank holidays for any work.

Approve with conditions

#### Suggested Conditions

Hours of use - planner to condition

Bespoke condition on shutters and openings

The openings to the building with line of sight to the neighbouring residences on Okehampton Road shall be kept shut at all times when not in use. They shall be closed when any noisy works are carried out within the building.

C440 \*RESTRICT NOISE FROM PLANT

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

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

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012) and 7.15 of the London Plan 2011.

#### C243 IMPACT OF NOISE FROM VENTILATION AND EXTRACTION PLANT ON DEVELOPMENT

a) No development other than demolition works shall commence on site in connection with the development hereby approved until a report has been carried out by a competent acoustic consultant that assesses the likely noise impacts from the development of the pump plant and electrical shutters, and mitigation measures for the development to reduce these noise impacts to acceptable levels, and has been submitted to and approved in writing by the Local Planning Authority.

The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

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

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policy 7.15 of the London Plan 2021.

#### 5.1 Policy Context

- The National Planning Policy Framework (NPPF) 2021.

##### 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 updated in 2018. 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.

#### 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 last revision of the National Planning Policy Framework (NPPF) was published in July 2021. 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 2021

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.

#### Key Policies: G2 (Green Belt)

#### Barnet's Local Plan (2012)

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

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
- Relevant Development Management Policies: DM01, DM02, DM15, DM17

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.

DM15 states that appropriate development in Green Belt or MOL include limited extensions to dwellings, replacement dwellings, development for agriculture, horticulture, woodland, nature conservation, wildlife and essential facilities for outdoor sport and recreation and uses which complement and improve access to, and which preserve the openness and do not conflict with the objectives of the Green Belt or MOL. Potentially acceptable Green Belt development such as golf courses and cemeteries can have a considerable impact on the local character, appearance, accessibility and nature conservation value of the countryside.

In line with Policy DM01: Protecting Barnet's Character and Amenity and Policy DM15: Green Belt and Open Spaces they should demonstrate their harmony with the surrounding countryside and impact on biodiversity.

#### 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 living conditions of neighbouring residents,
- Whether the redevelopment would be a visually obtrusive form of development which would detract from the character and appearance of the locally listed building, metropolitan green belt land and the wider area
- Whether there would be harm to onsite ecology, trees and landscaping
- Whether there are land contamination issues

#### 5.3 Whether harm would be caused to the living conditions of neighbouring residents,

The building replaces an existing maintenance building and storage solutions in broadly the same location (2m metres closer to the site boundary at 4 metres away) with no additional noisy plant proposed. The new electric roller door is on the south elevation and faces into the cemetery, restricting its potential impact.

The oil storage matches that which is currently internally on site and is non-powered. No objection from Environmental Health in this regard, but the applicant's attention has been drawn to the Environment agency's good practice guidance.

With the Oakhampton building line 28m away forming the nearest residential property, there is likely to be limited additional impacts from the scheme, with the same level of on site activity expected.

The residents' concerns regarding noise impacts both regarding operation and construction are noted, alongside Environmental Health comments. A proportional set of conditions have been applied to ensure the rear door remains shut during noisy works and hours of operation have been conditioned (to match the cemetery). A precautionary noise

restriction has been applied to the storage container. Further conditions relating to construction have been placed on the scheme to safeguard residents from any unreasonable impacts.

5.4 Whether the redevelopment would be a visually obtrusive form of development which would detract from the character and appearance of the locally listed building, metropolitan green belt land and the wider area

The Council's approach to development as set out in Policy DM01 is to minimise the impact on the local environment and states that all development should represent high quality design. Policy DM15 states that development adjacent to Green Belt/MOL should not have a detrimental impact on visual amenity and respect the character of its surroundings.

This is a single storey, albeit relatively substantial, maintenance building with a relatively workmanlike appearance. The design process has reduced the massing of the scheme and it is now less than the cumulative volume of the existing building and storage containers on site with a more consolidated footprint. The materials are of reasonable quality and the light timber cladding and grey brick are a good combination that helps reduced the perceived mass.

As such, the scheme is considered to be neutral in terms of its impact on the openness of the green belt and therefore acceptable and appropriate for this site.

The scheme is 50m away from the central chapel with some intervening screening from mature trees and Barnet's Heritage Team have not objected to the scheme given the site context

Overall the development tidies up a poor quality existing compound, improving the character and appearance of the cemetery.

5.5 Whether harm there would be harm to on site ecology, trees and landscaping

Several mature trees worthy of protection are located on the north, north-west and north-west edges of the specific application site, as identified in the accompanying tree constraint plan.

To reflect this, the scheme has chosen the less sensitive left-hand side (as viewed from the pathway) of the existing compound to develop, away from the mature trees to be fully retained under scheme.

As per the Arboricultural Team's comments, it is therefore acceptable in principle in these terms, subject to conditions for tree protections and information regarding the proposed extent and type of foundation proposed.

No bats have been found within the existing compound (see preliminary roost survey) and as previously developed land with no indications of other protected species present (no MAGIC traces), no other surveys are required. Due to the likelihood of bats within the wider cemetery an external lighting strategy has been conditioned, and the other biodiversity options have been highlighted in an informative (outside of redline) stemming from the report.

## 5.6 Whether there are land contamination Issues

The applicant has confirmed the site is outside of the historic burial areas for the cemetery. This approach has been confirmed by Barnet Environment Health team (no objection).

## 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 support the Council in meeting its statutory equality responsibilities, including the provision of two disabled spaces to increase accessibility into the cemetery.

## 7. Conclusion

Having taken all considerations into account, the proposals would provide material benefits to the cemetery and not detrimentally impact on the historic character, openness of the green belt, unacceptably harm neighbouring amenity or other matters. As such, it is recommended for APPROVAL.

