

LOCATION: Building 9 and Hendon Library, The Burroughs, London, NW4 4BQ

REFERENCE: 23/2869/FUL &
23/2907/LBC

Received: 4 July 2023
Accepted: 12 July 2023
Expiry: 11 October 2023

WARD: Hendon

CASE OFFICER: Andrew Dillon

APPLICANT: London Borough of Barnet

PROPOSAL: Demolition of Former Clinic and rear library extension and Erection of a four-storey teaching block including east and west connections to Hendon Library and Hendon Town Hall Annex and landscaping improvements. Internal alterations and refurbishment to existing library. Erection of a new 3,912sqm GIA 4-storey University building. Refurbishment of the existing 844 sqm GIA Hendon Library plus 218 sqm GIA of flexible floorspace plus 70 sqm GIA Safer Neighbourhoods Team together with associated improvements to access, parking, public realm, infrastructure and landscaping

RECOMMENDATION 1:

The applicant and any other person having a requisite interest in the site be invited to enter into an agreement or unilateral undertaking under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes of securing the following planning obligations, subject to any changes as considered necessary by the Director of Planning and Building Control or Head of Development Management 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. Legal Professional Costs Recovery
Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements.
2. Enforceability
All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority.
3. Indexation
All financial contributions listed to be subject to indexation.
5. Employment and Enterprise
The applicant would be required to enter into a Local Employment Agreement with the Council in order to provide an appropriate number of employment outcomes for local residents. Alternatively, the applicant may wish to make a financial contribution in lieu of the employment outcomes. Such a contribution would be commensurate with the number of outcomes secured and in line with the Barnet Delivering Skills, Employment, Enterprise and Training SPD guidance.

6. Community Access Agreement
7. Student Management Plan
8. Carbon Offset Contribution
Payment of £16,265 index-linked as a contribution to ensure that the development achieves net zero carbon dioxide emissions, in accordance with the London Plan 2021 and based on £95 per Tonne per annum over 30 years.
9. Highways Improvement / Works Contributions
 - i) All measures identified within the Active Travel Zone (ATZ) assessment, including accident mitigation.
 - ii) Local Cycle Lanes/Pedestrian improvements identified by LBB Highways.
 - iii) Improvements to pedestrian pinch-points along the Burroughs.
10. Section 278 Highway Works
All necessary works to the public highway under section 278 of the Highways Act to facilitate the implementation of the development in agreement with the Local Highways Authority.
11. Framework Travel Plan Monitoring
Financial contribution towards a travel plan monitoring, final sum to be agreed.
12. Framework Travel Plan Incentives Fund
Travel Plan with robust targets demonstrating commitment to London plan mode share targets.
13. Control Parking Zone (CPZ)
Financial contribution towards Local CPZ monitoring, consultation and implementation, final sum to be agreed.
14. CPZ Restriction and Traffic Management Order
 - i) Financial contribution (per phase if applicable) towards the amendment of Traffic Management Order (TMO) to ensure that all new occupants, both student and residential occupants, are prevented from purchasing parking permits in local CPZs.
 - ii) Middlesex University Student Accommodation contracts shall prevent students parking within the University campus.
15. Greenspaces
 - i) CAVAT payment contribution required to compensate the loss of trees located within the application site, final sum to be agreed.
16. Monitoring Fee
A contribution of £5,000 towards the monitoring of the S106 agreement.

RECOMMENDATION 2:

That upon the completion of the agreement specified in Recommendation 1, the Director of Planning and Building Control or the Head of Development Management to approve the planning application reference 23/2869/FUL under delegated powers, subject to the conditions as set out within this report.

That the Committee also grants delegated authority to the Director of Planning and Building Control or the Head of Development Management 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).

RECOMMENDATION 3:

That subject to Recommendation 1 and upon completion of the agreement specified in Recommendation 2, the Director of Planning and Building Control or the Head of Development Management to approve the listed building consent reference 23/2907/LBC under delegated powers, subject to the conditions as set out within this report.

That the Committee also grants delegated authority to the Director of Planning and Building Control or the Head of Development Management 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).

CONDITION(S) and INFORMATIVES

23/2869/FUL

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1. 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.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- P_S3_500_01 - Site Location Plan
- P_S3_500_08 - Site Plan
- P_S3_500_09 - Ground Floor Masterplan
- P_S3_500_98 - LBC Roof Floor Proposed Plan
- P_S3_500_99 - LBC Proposed Elevation
- P_S3_500_95 - LBC Ground Floor Proposed Plan
- P_S3_500_96 - LBC First Floor Proposed Plan
- P_S3_500_97 - LBC Second Floor Proposed Plan
- P_S3_500_92 - LBC Second Floor Demolitions Plan
- P_S3_500_94 - LBC Demolitions Elevation
- P_S3_500_90 - LBC Ground Floor Demolitions Plan
- P_S3_500_91 - LBC First Floor Demolitions Plan
- P_S3_500_81 - Extent of Demolition - First Floor Plan
- P_S3_500_82 - Extent of Demolition - Second Floor Plan
- P_S3_500_83 - Extent of Demolition - Existing Library Elevations
- P_S3_500_78 - Existing Library Sections

P_S3_500_80 - Extent of Demolition - Ground Floor Plan
P_S3_500_75 - Existing Building 9 Elevations
P_S3_500_76 - Existing Library Elevations
P_S3_500_77 - Annex Elevations
P_S3_500_72 - Existing First Floor Plan
P_S3_500_73 - Existing Second Floor Plan
P_S3_500_74 - Existing Third Floor Plan
P_S3_500_70 - Existing Site Plan
P_S3_500_71 - Existing Ground Floor Plan
P_S3_500_30 - Sections
P_S3_500_40 - Typical Bay
P_S3_500_21 - South Elevation
P_S3_500_22 - Annex Elevation
P_S3_500_13- Third Floor Plan
P_S3_500_14 - Roof Plan
P_S3_500_20 - North Elevation
P_S3_500_10 - Ground Floor Plan
P_S3_500_11 - First Floor Plan
P_S3_500_12 - Second Floor Plan
Hendon Library Schedule of Works – Hendon Library

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).

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 D4, D5, D8 and G7 of the London Plan 2021.

4. 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, including details of the two landmark trees proposed on The Burroughs, 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 The London Plan 2021.

5. a) No development shall take place until details of the location, extent and depth of all excavations for services (including but not limited to electricity, gas, water, drainage and telecommunications) in relation to trees on and adjacent to 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 details approved under this condition.

Reason: To safeguard the health of existing tree(s) which represent an important amenity feature in accordance with CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 of the Development Management Policies DPD (adopted September 2012) and The London Plan 2021.

6. 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 The London Plan 2021.

7. a) Prior to the occupation of the hereby approved development, details of a Landscape and Ecological Management Plan for all landscaped areas for a minimum period of 25 years have been submitted to and approved in writing by the Local Planning Authority.

b) The Landscape and Ecological Management Plan shall include details of long term design objectives, management responsibilities, maintenance schedules and replacement planting provisions for existing retained trees and any new soft landscaping to be planted as part of the approved landscaping scheme.

c) The approved Landscape Management Plan shall be implemented in full in accordance with details approved under this condition.

Reason: To ensure a satisfactory appearance to the development 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 The London Plan 2021.

8. a) No site works (including any temporary enabling works, site clearance and demolition or any investigative works referred in any other conditions, or development) shall be commenced until a revised dawn to dusk bat emergency survey has been undertaken in accordance with guidance which details any mitigation strategy that may be necessary and has been submitted to and approved in writing by the Local Planning Authority.

b) The site clearance and any mitigation measures shall be implemented in full in accordance with details approved under this condition.

Reason: To ensure that nature conservation interests are not prejudiced 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

9. Before the development hereby permitted commences, the applicant shall submit for approval details of measures to improve biodiversity on the site as set out within Preliminary Ecological Appraisal Report August 2021 clause 5.5 Biodiversity Enhancements.

This shall be in accordance with guidance set out within BS42040:2013: Biodiversity – Code of practice for planning and development, and guidance documents provided by the Chartered Institute of Ecology and Environmental Management (CIEEM) and the Royal Town Planning Institute (RTPI) for approval. The development shall be implemented in full accordance with these details.

Reason: Pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with local planning policy DM01. Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy G6 and G7 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. Dust Management Plan – to ensure 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.

For major sites, the Statement shall be informed by the findings of the assessment of the air quality impacts of construction and demolition phases of 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 London Plan 2021.

12. Part 1 - Before development commences other than for investigative work:

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

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

- a risk assessment to be undertaken,
- refinement of the Conceptual Model, and
- the development of a Method Statement detailing the remediation requirements.

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

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

Part 2

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

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety in accordance with Policy CS NPPF of the Local Plan Core Strategy DPD (adopted September 2012), DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016).

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

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

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

14. 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 all of the external and louvred building plant and substation plant 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 2016) and Policies D13 and D14 of the London Plan 2021.

15. Before development commences, an air quality neutral assessment report shall be written in accordance with the relevant current guidance. This report shall be submitted to and approved 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.

a) If the report shows that the site does not conform to the air quality neutral benchmark requirements then a scheme of offset measures based on the findings of the report shall be submitted to and approved by the Local Planning Authority prior to development.

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

Reason: To ensure that the amenities of occupiers are protected from the poor air quality in the vicinity in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and Policy GG3 and SI1 of the London Plan 2021.

16. a) No development other than demolition works shall commence on site in connection with the development hereby approved until an overheating report is carried out which assesses the overheating in the proposed development in line with current best practice and provides mitigation measures which shall be submitted to and approved in writing by the Local Planning Authority.

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 prevent the future occupiers of the building from overheating in line with the London Plan.

17. a) Notwithstanding the details submitted with the application and otherwise hereby approved, prior to first occupation, 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); and Policies D6 and SI7 of the London Plan 2021.

18. Before the development hereby permitted is occupied a full Delivery and Servicing Plan (DSP) shall be submitted to and agreed by the Local Planning Authority.

Reason: In the interest of highway safety 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.

19. Prior to first occupation, details of car parking management plan shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall only be operated in accordance with the approved parking management plan.

Reason: In the interest of highway safety 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.

20. Before the new building of the development hereby permitted is occupied the associated car parking space(s) shown on the plans hereby approved shall be provided and shall not be used for any purpose other than parking of vehicles in connection with the approved development.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in the interests of pedestrian and highway safety and the free flow of traffic 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.

21. a) Before the development hereby permitted is first occupied cycle parking spaces and cycle storage facilities shall be provided in accordance with London Plan Standards (for all Use Classes) and 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 T5 and Table 10.2 of The London Plan (2021) 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.

22. a) Prior to the first occupation or commencement of the use of the development hereby permitted, full details of the Electric Vehicle Charging facilities to be installed in the development shall be submitted to the Local Planning Authority and approved in writing.

b) The development shall be implemented in full accordance with the details approved by this condition prior to the first occupation of the development or the commencement of the use and thereafter be maintained as such in perpetuity.

Reason: To ensure that the development makes adequate provision for electric vehicle charging points to encourage the use of electric vehicles in accordance with policy T6 of the London Plan 2021.

23. Prior to commencement of the development dimensions of parking arrangements and swept path analysis shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety 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.

24. Prior to commencement of the development, details of any highways to be stopped under Section 247 of the Town and Country Planning Act shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of highway safety 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.

25. 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 other days unless previously approved in writing by the Local Planning Authority.

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

26. a) No development other than demolition work shall take place unless and until a Drainage Strategy detailing all drainage works to be carried out in respect of the development hereby approved and all Sustainable Urban Drainage System features to be included in the scheme has been submitted to and approved in writing by the Local Planning Authority.

b) The development hereby approved shall not be first occupied or brought into use until the drainage works and Sustainable Urban Drainage System features approved under this condition have been implemented in their entirety.

Reason: To ensure that the development provides appropriate drainage infrastructure and to comply with Policy CS13 of the Local Plan Core Strategy (adopted September 2012), the Sustainable Design and Construction SPD (adopted October 2016) and Policies SI 12 and SI 13 of the London Plan 2021.

27. No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

28. Prior to the occupation of the site an External Lighting Strategy and Assessment together with full details, specifications and plans of any proposed external lighting to be installed as part of the development shall be submitted and approved in writing to the Local Planning Authority. The development shall be implemented in full accordance with the approved details prior to the first occupation of the relevant part of the development and thereafter be maintained as such.

Reason: To ensure that appropriate lighting is provided as part of the development in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012), Policy DM01 and DM04 of the Barnet Development Management Policies (adopted) September 2012.

29. A crime prevention strategy shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. The strategy shall demonstrate how the development meets 'Secured by Design' standards. The development shall thereafter be carried out in accordance with the approved details.

Reason: To ensure that satisfactory attention is given to security and community safety in accordance with policy DM02 of the Development Management Policies (2012).

30. No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is 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. Where appropriate, details of a programme for delivering related positive public benefits

C. 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: This pre-commencement condition is necessary to safeguard the archaeological interest on this site. Approval of the WSI before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme.

31. a) Notwithstanding the details shown and submitted in the drawings otherwise hereby approved, the development is not to commence (other than for Demolition, Groundwork's and Site Preparation Works) until details of the materials to be used for the external surfaces, facing materials of the building(s) and hard surfaced areas, permitted by this permission shall 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 Conservation 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.

32. Notwithstanding the details shown in the drawings submitted and otherwise hereby approved the development is not to commence (other than for Demolition, Groundwork's and Site Preparation Works) until details (necessary details specified in brackets) of the following features and elements of the works have been submitted to the Local Planning Authority and approved in writing:

- Brickwork and bonding (annotated plans at a scale of not less than 1:50).
- External windows and doors (annotated plans at a scale of not less than 1:50).
- Glazed link details (including roof level) at convergence with existing buildings (annotated plans at a scale of not less than 1:50).
- External gates and external doors and their canopies (annotated plans at a scale of not less than 1:50).

- Facing materials and brick detailing including arches, recessed panels, stone coping, metal roofing panels, aluminium windows, metal spandrel panels, brick aprons, window heads (annotated plans at a scale of not less than 1:50).
- Rainwater goods (annotated plans at a scale of not less than 1:50).
- Screening of the plant room enclosure on the roof
- MVHR (Mechanical Ventilation with Heat Recovery) and other external air extraction, intake and ventilation points (annotated plans at a scale of not less than 1:50).
- Gates and bollards at the site vehicular access points (annotated plans at a scale of not less than 1:50).

The development shall be implemented in full accordance with the approved details prior to the first occupation of the dwellings hereby approved.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the development is constructed in accordance with policies CS5 and DM01 of the Barnet Local Plan and The London Plan 2021.

33. Notwithstanding the details shown on the plans submitted and otherwise hereby approved, the development shall not be occupied until details are submitted to the Local Planning Authority and approved in writing which specify the details of all boundary treatments to be installed as part of the development. These details shall include materials, type and siting of all boundary treatments. The development shall be implemented in full accordance with the approved details and specifications and shall be permanently retained as such thereafter.

Reason: To safeguard the privacy and amenities of the future occupiers and in the interests of the appearance of the development, in accordance with policies DM01 and DM02 of the Barnet Local Plan.

34. a) The new building is required to meet the BREEAM 'Excellent' rating.

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

Reason: To ensure that the development is sustainable and complies with Strategic and Local Policies in accordance with Policy DM02 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policies 5.2 and 5.3 of the London Plan 2021.

35. Prior to the commencement of development (apart from demolition and enabling works) works, full details of any roof level structures shall be submitted to and approved in writing by the Local Planning Authority for that phase. This shall include details of roof level plant, water tanks, ventilation/extraction equipment, flues, television reception equipment, solar photovoltaic panels, any other built structure.

The details shall include a justification for the height and size of the roof level structures, their location, height above parapet level, specifications and associated enclosures, screening devices and cladding.

The development shall be carried out in accordance with the approved details and no roof level structures shall be installed other than those approved.

Reason: In the interests of good design and also to ensure that the Local Planning Authority is satisfied that any roof-level structures do not have a harmful impact on the character and appearance of the area and listed building, in accordance with Policies CS05 and DM01, DM05 of the Barnet Local Plan (2012) and The London Plan 2021.

36. Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) the following operations shall not be undertaken without the receipt of prior specific express planning permission in writing from the Local Planning Authority on the buildings hereby approved:

- The installation of any structures or apparatus for purposes relating to telecommunications on any part the development hereby approved, including any structures or development otherwise permitted under Part 24 and Part 25 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any equivalent Order revoking and re-enacting that Order.

Reason: To ensure that the development does not impact adversely on the character of the area and to ensure the Local Planning Authority can control the development in the area so that it accords with policies CS5 and DM01 Barnet Local Plan.

37. Notwithstanding the details shown in the drawings submitted and otherwise hereby approved the development is not to commence until details of the features and elements of the works to Hendon Library building both internally and externally, have been submitted to the Local Planning Authority and approved in writing:

- All repair and redecoration works.
- Windows, doors, rainwater goods, new lighting and heating, mechanical ventilation and fire alarm system.

The development shall be implemented in full accordance with the approved details prior to the first occupation of the dwellings hereby approved.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the development is constructed in accordance with policies CS5 and DM01 of the Barnet Local Plan and The London Plan 2021.

38. The new building and premises shall operate under Use Class F1(a) and for no other purpose, including any other purpose in Class F1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

Reason: To ensure the development is implemented in accordance with the permission sought and to enable the Local Planning Authority to retain control of the use of the floorspace within the Use Class specified so that occupation of the premises is for community use only and does not prejudice the amenities of future residential occupiers in accordance with policies DM01 and DM13 of the Barnet Local Plan.

INFORMATIVES

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 Community Infrastructure Levy (CIL) applies to all 'chargeable development' where gross internal area of new build on the relevant land will be 100 square metres or more, or where development will comprise one or more dwellings. Details of how the calculations work are provided in guidance documents on <https://www.gov.uk/guidance/community-infrastructure-levy>.

We believe that your development is liable for CIL. The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. This was increased to £60 per sqm on 1st of April 2019. The London Borough of Barnet first adopted a CIL charge on 1st May 2013. A new Barnet CIL Charging Schedule applies from 1 April 2022 (<https://www.barnet.gov.uk/planning-and-building/planning/community-infrastructure-levy>) which applies a charge to all residential (including sui generis residential), hotel, retail and employment uses.

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

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

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

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

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

3. A Planning Obligation under Section 106 of the Town & Country Planning Act 1990 (as amended) relates to this permission.

4. The applicant is advised that any development or conversion which necessitates the removal, changing, or creation of an address or addresses must be officially registered by the Council through the formal 'Street Naming and Numbering' process.

The London Borough of Barnet is the Street Naming and Numbering Authority and is the only organisation that can create or change addresses within its boundaries. Applications are the responsibility of the developer or householder who wish to have an address created or amended.

Occupiers of properties which have not been formally registered can face a multitude of issues such as problems with deliveries, rejection of banking / insurance applications, problems accessing key council services and most importantly delays in an emergency situation.

Further details and the application form can be downloaded from: <http://www.barnet.gov.uk/naming-and-numbering-applic-form.pdf> or requested from the Street Naming and Numbering Team via street.naming@barnet.gov.uk or by telephoning 0208 359 4500.

5. Applicants and agents are encouraged to sign up to the Considerate Contractors Scheme (www.ccscheme.org.uk) whereby general standards of work are raised and the condition and safety of the Borough's streets and pavements are improved.

6. 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 For major developments only: provide a copy of an asbestos survey; For smaller developments -confirmation that an asbestos survey has been carried out.
- o For major developments only: confirmation that all Non Road Mobile Machinery (NRMM) comply with the Non Road Mobile Machinery (Emission of Gaseous and Particulate Pollutants) Regulations 1999.

The statement shall have regard to the most relevant and up to date guidance including: Guidance on the assessment of dust from demolition and construction, Institute of Air Quality Management, January 2014.

7. In complying with the contaminated land condition parts 1 and 2, reference should be made at all stages to appropriate current guidance and codes of practice. This would include:

- 1) The Environment Agency CLR & SR Guidance documents (including CLR11 'Model Procedures for the Management of Land Contamination');
- 2) National Planning Policy Framework (2012) / National Planning Practice Guidance (2014);
- 3) BS10175:2011 - Investigation of potentially contaminated sites - Code of Practice;
- 4) Guidance for the safe development of housing on land affected by contamination, (2008) by NHBC, the EA and CIEH;
- 5) CIRIA report C665 - Assessing risks posed by hazardous ground gases to buildings;
- 6) CIRIA report C733 - Asbestos in soil and made ground: a guide to understanding and managing risks.

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

8. 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.

9. Demolition should be carried out by an approved contractor and residents notified at least seven days before commencement.

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

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

The Council's Sustainable Design and Construction Supplementary Planning Document requires that dwellings are designed and built to insulate against external noise so that the internal noise level in rooms does not exceed 30dB(A) expressed as an Leq between the hours of 11.00pm and 7.00am, nor 35dB(A) expressed as an Leq between the hours of 7.00am and 11.00pm (Guidelines for Community Noise, WHO). This needs to be considered in the context of room ventilation requirements.

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

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

- 1) BS 7445(2003) Pt 1, BS7445 (1991) Pts 2 & 3 - Description and measurement of environmental noise;
- 2) BS 4142:2014 - Method for rating industrial noise affecting mixed residential and industrial areas;

- 3) BS 8223: 2014 - Guidance on sound insulation and noise reduction for buildings: code of practice;
- 4) Department of Transport: Calculation of road traffic noise (1988);
- 5) Department of Transport: Calculation of railway noise (1995);
- 6) National Planning Policy Framework (2012)/ National Planning Policy Guidance (2014).

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

11. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed online via www.thameswater.co.uk.

Please refer to the Wholesale; Business customers; Groundwater discharges section.

12. GLAAS Informative:

Written schemes of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

I envisage that the archaeological fieldwork would comprise the following:

Evaluation

An archaeological field evaluation involves exploratory fieldwork to determine if significant remains are present on a site and if so to define their character, extent, quality and preservation. Field evaluation may involve one or more techniques depending on the nature of the site and its archaeological potential. It will normally include excavation of trial trenches. A field evaluation report will usually be used to inform a planning decision (pre-determination evaluation) but can also be required by condition to refine a mitigation strategy after permission has been granted.

Evaluation trenches should be focussed on open areas between existing buildings, and in gardens of the terraced housing that previously existed on the site.

13. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions.

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

14. Tree and shrub species selected for landscaping planting should 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 non-British trees to be planted must have been held in quarantine."

15. The Air Quality Stage 4 Review and Assessment for the London Borough of Barnet has highlighted that this area currently experiences or is likely to experience exceedances of Government set health-based air quality standards. A list of possible options for mitigating poor air quality is as follows: 1) Use of passive or active air conditioning; 2) Use of acoustic ventilators; 3) Altering lay out so habitable rooms are sited away from source of poor air quality; 4) Non residential usage of lower floors; 5) Altering footprint by siting further away from source of poor air quality.

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

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

16. The applicant is advised to engage a qualified kitchen extraction consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory smoke and odour control. Please note that:

- Flue(s) must be 1.5 m* above eaves or any open able windows in the vicinity (within 20 metres of the flue) if there are sensitive premises in the vicinity. The final discharge must be vertically upwards. There should be no hat or cowl on the top of the flue. If flues are to be attached to neighbouring noise/vibration sensitive premises they must incorporate anti-vibration mounts, flexible couplings and silencers. *If the flue is in a Conservation area then this height may be reduced to 1m above eaves.
- The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate: DEFRA Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (DEFRA, January 2005);

DEFRA Odour Guidance for Local Authorities (DEFRA, March 2010). Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

17. It is important to reiterate that all bat species and their roosts are strictly protected under the Wildlife and Countryside Act and the Conservation of Habitats and Species Regulations 2017 (amended by the Conservation of Habitats and Species Regulations (amendment) (EU Exit) Regulations 2019). Therefore, a European Protected Species Licence (EPSL) will be required to enable the proposed development to be lawfully undertaken, whilst ensuring the favourable conservation status of the species concerned in their natural range. The BMCL application requires that all surveys have been undertaken within the most recent active bat season and planning permission must have been granted and all relevant wildlife-related conditions have been discharged prior to submission.” The EPSL must be in the necessary pre-commencement conditions outlined within the licence e.g., bat roost boxes, discharged before any works which would direct impact the bat roost can begin.

The applicant is responsible for submitting the application for the BMCL to Natural England. They as the statutory nature conservation organisation will determine whether the details outlined within the licence application e.g., bat mitigation and compensation measures, are satisfactory to enable approval of the application and submission of the BMCL. The applicant will then be responsible for discharging all conditions of the licence, as per the methods and work schedule stipulated, and within the time frame of the Natural England licence.

21/4724/LBC

CONDITION(S)

1. 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).

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

- P_S3_500_01 - Site Location Plan
- P_S3_500_08 - Site Plan
- P_S3_500_09 - Ground Floor Masterplan
- P_S3_500_98 - LBC Roof Floor Proposed Plan
- P_S3_500_99 - LBC Proposed Elevation
- P_S3_500_95 - LBC Ground Floor Proposed Plan
- P_S3_500_96 - LBC First Floor Proposed Plan
- P_S3_500_97 - LBC Second Floor Proposed Plan
- P_S3_500_92 - LBC Second Floor Demolitions Plan
- P_S3_500_94 - LBC Demolitions Elevation
- P_S3_500_90 - LBC Ground Floor Demolitions Plan
- P_S3_500_91 - LBC First Floor Demolitions Plan

P_S3_500_81 - Extent of Demolition - First Floor Plan
P_S3_500_82 - Extent of Demolition - Second Floor Plan
P_S3_500_83 - Extent of Demolition - Existing Library Elevations
P_S3_500_78 - Existing Library Sections
P_S3_500_80 - Extent of Demolition - Ground Floor Plan
P_S3_500_75 - Existing Building 9 Elevations
P_S3_500_76 - Existing Library Elevations
P_S3_500_77 - Annex Elevations
P_S3_500_72 - Existing First Floor Plan
P_S3_500_73 - Existing Second Floor Plan
P_S3_500_74 - Existing Third Floor Plan
P_S3_500_70 - Existing Site Plan
P_S3_500_71 - Existing Ground Floor Plan
P_S3_500_30 - Sections
P_S3_500_40 - Typical Bay
P_S3_500_21 - South Elevation
P_S3_500_22 - Annex Elevation
P_S3_500_13- Third Floor Plan
P_S3_500_14 - Roof Plan
P_S3_500_20 - North Elevation
P_S3_500_10 - Ground Floor Plan
P_S3_500_11 - First Floor Plan
P_S3_500_12 - Second Floor Plan
Hendon Library Schedule of Works – Hendon Library

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).

3. Notwithstanding the details shown in the drawings submitted and otherwise hereby approved the development is not to commence until details of the features and elements of the works to Hendon Library building both internally and externally, have been submitted to the Local Planning Authority and approved in writing:

- All repair and redecoration works.
- Windows, doors, rainwater goods, new lighting and heating, mechanical ventilation and fire alarm system.

The development shall be implemented in full accordance with the approved details prior to the first occupation of the dwellings hereby approved.

Reason: To safeguard the character and visual amenities of the site and wider area and to ensure that the development is constructed in accordance with policies CS5 and DM01 of the Barnet Local Plan and The London Plan 2021.

4. 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).

5. No development shall commence until a method statement for the works for retention/re-use of any internal features of heritage value shall have been submitted to and approved in writing by the local planning authority. The method statement shall include the timing of the removal and reinstatement and measures to be taken to secure and protect the interior features against accidental loss or damage. Development shall be carried out in accordance with the approved method statement.

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).

6. No development shall commence until details of the measures to be taken to secure the safety and stability of the part[s] of the building/structure/architectural feature[s] which is/are to be retained have been submitted to and approved in writing by the local planning authority. Such measures shall include strengthening any wall or vertical surface; supporting any floor, roof or horizontal surface; protecting against the weather or any accidental loss or damage. Development shall be carried out in accordance with the approved details.

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).

1. MATERIAL CONSIDERATIONS

1.1 Key Relevant Planning Policy

Introduction

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that development proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan is The London Plan and the development plan documents in the Barnet Local Plan. These statutory development plans are the main policy basis for the consideration of this planning application.

Barnet's Local Plan is made up of a suite of documents, including the Core Strategy and Development Management Policies. The Core Strategy and Development Management Policies documents were both adopted by the Council in September 2012.

A number of other planning documents, including national planning guidance and supplementary planning guidance and documents are also material to the determination of this application.

More detail on the policy framework relevant to the determination of this development and an appraisal of the proposal against the development plan policies of most relevance to the application, is set out in subsequent sections of this report dealing with specific policy and topic areas.

The development proposals have been carefully considered against the relevant policy criteria and, for the reasons set out in this report, it is concluded that the development would fulfil them to a satisfactory level, subject to the conditions and planning obligations recommended. The proposed development is therefore considered to comply with the requirements of the development plan.

National Planning Policy Framework (December 2023)

This document replaces the previous versions of the National Planning Policy Framework (NPPF) first published in 2012. The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development can be produced.

The NPPF states at Para 131, "The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

In addition the NPPF retains a 'presumption in favour of sustainable development', unless any adverse impacts of a development would "significantly and demonstrably" outweigh the benefits.

The London Plan 2021

The new London Plan which sets out the Mayor's overarching strategic planning framework for the next 20 to 25 years was adopted on the 2nd March 2021 and now supersedes the previous Plan (2016).

The new London Plan policies (arranged by chapter) most relevant though not exclusive to the determination of this application are:

Chapter 1

GG1 Building strong and inclusive communities
GG2 Making the best use of land
GG3 Creating a healthy city
GG4 Delivering the homes Londoners need
GG5 Growing a good economy
GG6 Increasing efficiency and resilience

Chapter 2

Policy SD6 Town centres and high streets

Chapter 3

Policy D1 London's form, character and capacity for growth
Policy D2 Infrastructure requirements for sustainable densities
Policy D3 Optimising site capacity through the design-led approach
Policy D4 Delivering good design
Policy D5 Inclusive design
Policy D6 Housing quality and standards
Policy D7 Accessible housing
Policy D8 Public realm
Policy D11 Safety, Security and resilience to emergency
Policy D12 Fire safety
Policy D14 Noise

Chapter 4

Policy H1 Increasing housing supply
Policy H4 Delivering affordable housing
Policy H5 Threshold approach to applications
Policy H6 Affordable housing tenure
Policy H7 Monitoring of affordable housing
Policy H8 Loss of existing housing and estate redevelopment
Policy H10 Housing size mix
Policy H15 Purpose-built student accommodation

Chapter 5

Policy S1 Developing London's social infrastructure
Policy S2 Health and social care facilities
Policy S4 Play and informal recreation

Chapter 6

Policy E2 Providing suitable business space
Policy E11 Skills and opportunities for all

Chapter 7

Policy HC1 Heritage conservation and growth

Chapter 8

Policy G1 Green infrastructure

Policy G5 Urban greening

Policy G6 Biodiversity and access to nature

Policy G7 Trees and woodlands

Chapter 9

Policy SI 1 Improving air quality

Policy SI 2 Minimising greenhouse gas emissions

Policy SI 3 Energy infrastructure

Policy SI 4 Managing heat risk

Policy SI 5 Water infrastructure

Policy SI 7 Reducing waste and supporting the circular economy

Policy SI 8 Waste capacity and net waste self-sufficiency

Policy SI 12 Flood risk management

Policy SI 13 Sustainable drainage

Chapter 10

Policy T1 Strategic approach to transport

Policy T2 Healthy Streets

Policy T3 Transport capacity, connectivity and safeguarding

Policy T4 Assessing and mitigating transport impacts

Policy T5 Cycling

Policy T6 Car parking

Policy T6.1 Residential parking

Policy T6.2 Office Parking

Policy T6.5 Non-residential disabled persons parking

Policy T9 Funding transport infrastructure through planning

Chapter 11

Policy DF1 Delivery of the Plan and Planning Obligations

Barnet Local Plan

The development plan documents in the Barnet Local Plan constitute the development plan in terms of local planning policy for the purposes of the Planning and Compulsory Purchase Act (2004). The relevant documents comprise the Core Strategy and Development Management Policies documents, which were both adopted in September 2012. The Development Management Policies document provides the borough wide planning policies that implement the Core Strategy. These policies will be used for day-to-day decision making.

Although other policies are of relevance, the Local Plan development plan policies of most relevance to the determination of this application are:

Core Strategy (Adopted 2012):

CS NPPF (National Planning Policy Framework - Presumption in favour of sustainable development)

CS1 (Barnet's Place Shaping Strategy - Protection, enhancement and consolidated growth - The three strands approach)

CS4 (Providing quality homes and housing choice in Barnet)

CS5 (Protecting and enhancing Barnet's character to create high quality places)

CS7 (Enhancing and protecting Barnet's open spaces)

CS8 (Promoting a strong and prosperous Barnet)
CS9 (Providing safe, effective and efficient travel)
CS10 (Enabling inclusive and integrated community facilities and uses)
CS11 (Improving health and well-being in Barnet)
CS12 (Making Barnet a safer place)
CS13 (Ensuring efficient use of natural resources)
CS14 (Dealing with our waste)
CS15 (Delivering the Core Strategy)

Development Management Policies (Adopted 2012):

DM01 (Protecting Barnet's character and amenity)
DM02 (Development standards)
DM03 (Accessibility and inclusive design)
DM04 (Environmental considerations for development)
DM06 (Barnet's heritage and conservation)
DM07 (Protecting housing in Barnet)
DM08 (Ensuring a variety of sizes of new homes to meet housing need)
DM09 (Specialist housing – including student accommodation)
DM10 (Affordable housing contributions)
DM13 (Community and education uses)
DM14 (New and existing employment space)
DM16 (Biodiversity)
DM17 (Travel impact and parking standards)

A number of local and strategic supplementary planning guidance (SPG) and documents (SPD) are material to the determination of the application.

Local Supplementary Planning Documents:

Planning Obligations (April 2013)
Residential Design Guidance (April 2013)
Sustainable Design and Construction (April 2013)
Delivery Skills, Employment, Enterprise and Training from Development through S106 (October 2014)

Mayoral Supplementary Planning Documents and Guidance:

Barnet Housing Strategy 2015-2025
Accessible London: Achieving an Inclusive Environment (April 2004)
Sustainable Design and Construction (May 2006)
Wheelchair Accessible Housing (September 2007)
Planning for Equality and Diversity in London (October 2007)
Shaping Neighbourhoods: Play and Informal Recreation (September 2012)
All London Green Grid (March 2012)
Housing (March 2016)
Affordable Housing and Viability (August 2017)
The Control of Dust and Emissions during Construction and Demolition (July 2014)
Mayor's Transport Strategy (2018)

Barnet's Local Plan (Reg 24) 2024

Barnet's Draft Local Plan on 26th November 2021 was submitted to the Planning Inspectorate for independent examination which will be carried out on behalf of the

Secretary of State for the Department of Levelling Up, Housing and Communities. This is in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2021 (as amended).

The Regulation 24 Local Plan sets out the Council's draft planning policy framework together with draft development proposals for 67 sites. 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 Barnet Local Plan, while noting that account needs to be taken of the policies and site proposals in the draft Local Plan and the stage that it has reached.

The independent Examination in Public commenced on Tuesday 20th September 2022 and concluded in November 2022. On the 17th August 2023, the Council received the Inspectors' interim findings and next steps.

The Council is now work on progressing Main Modifications to the Plan. Following the submission of a draft Main Modifications schedule the Inspectors will work with the Council, through the Programme Officer, to finalise the wording of proposed Main Modifications, together with any updates to the Sustainability Appraisal, Habitat Regulations Assessment and Policies Map if necessary ahead of a consultation.

The Community Infrastructure Levy Regulations 2010

Planning obligations need to meet the requirements of the Community Infrastructure Levy Regulations 2010 (as amended) to be lawful. Were permission to be granted, obligations would be attached to mitigate the impact of development.

Environmental Impact Assessment Regulations (2017)

The Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 (hereafter referred to as 'the EIA Regulations') requires that for certain planning applications, an Environmental Impact Assessment (EIA) must be undertaken.

The term EIA is used to describe the procedure that must be followed for certain projects before they can be granted planning consent. The procedure is designed to draw together an assessment of the likely environmental effects (alongside economic and social factors) resulting from a proposed development. These are reported in a document called an Environmental Statement (ES).

The process ensures that the importance of the predicted effects, and the scope for reducing them, are properly understood by the public and the local planning authority before it makes its decision. This allows environmental factors to be given due weight when assessing and determining planning applications.

The Regulations apply to two separate lists of development project. Schedule 1 development for which the carrying out of an Environmental Impact Assessment (EIA) is mandatory and Schedule 2 development which require the carrying out of an EIA if the particular project is considered likely to give rise to significant effects on the environment. The proposed development does not fall within Schedule 1 of the regulations.

The development which is the subject of the application comprises development within column 1 of Schedule 2 of the Regulations. The development is deemed to fall within the description of Infrastructure projects and more specifically urban development projects (paragraph 10(b)).

As a development falling within the description of an urban development project, the relevant threshold and criteria in column 2 of Schedule 2 of the Regulations is that the area of development exceeds 5 hectares or 150 residential units.

When considering the original Hendon Hub proposals, given the nature and scale of the development, it was common ground with the applicant that the application would need to be accompanied by an ES in line with the Regulations.

An EIA Scoping Report was submitted to the London Borough of Barnet (LBB) as the relevant local planning authority (LPA) by GL Hearn on behalf of the London Borough of Barnet (LBB) as the 'Applicant'. The Report requested an EIA Scoping Opinion (under Section 13 of the Regulations) in respect of information required to be submitted in support of planning application(s) for the redevelopment of a number of sites within the Hendon area.

These would come forward as separate planning applications, however given the proximity and interconnection of these sites, for the purposes of EIA Regulations, they collectively are considered to constitute a single development known as the 'Hendon Hub'. The Local Planning Authority subsequently issued a Scoping Opinion in May 2021 confirming that the proposed scope of the ES was acceptable.

The current revised applications on both the Ravensfield and Fenella and Building 9 sites are accompanied by an updated Environmental Statement, which assess the impact of the revisions in relation to these two schemes. The overall findings of these environmental statements is that the impact of the revised schemes are unchanged from the previous schemes assessed at committee, which is expected as the overall quantum of development does not differ significantly between the schemes. The ES concludes that in relation to each environmental topic scoped in, there are no anticipated residual significant adverse effects, following adoption of the mitigation measures outlined in the ES.

2. PLANNING CONSIDERATIONS

2.1 Background & Site Context

The Hendon Hub Project originally consisted of 7 separate sites providing proposals for development, refurbishment and landscaping focused primarily in and around the Burroughs area in Hendon. The sites are principally focused around the civic centre of Hendon, running along the west and east sides of The Burroughs from Watford Way in the south to Church Road in the north.

The Burroughs (A504) is a major road that connects the A41 (Watford Way) through to Finchley in the north east. At the southern end of The Burroughs is the Burroughs Conservation Area. This broadly extends from Watford Way in the south to St Josephs Grove in the north in linear form.

To the north of St Josephs Grove is the civic core to Hendon, characterised by larger civic buildings which include Hendon Town Hall, Hendon Library on the western side of The Burroughs and Middlesex University Buildings to the east. There are also several listed buildings in this area, the Town Hall, Public Library, and Fire Station.

To the north of The Burroughs is Church Road. This area is the southern extent of the Hendon Church End Conservation Area. Hendon Church End is a linear development, with St Mary's Parish Church at its heart, and links Church Road to the south with Watford Way to the west.

The Hendon Hub proposals originally consisted of seven separate proposals, 1 of these (21/5054/FUL – *Linear Woodland*) was withdrawn by the applicant and did not form part of the subsequent committee consideration.

The six remaining planning applications were reported to the Strategic Planning Committee meeting of 10th January 2022. These were as follows:

21/4709/FUL – Ravensfield & Fenella

Three new buildings providing a mix of student accommodation, affordable housing, new teaching and student facilities, with community and retail uses at street level. There will also be two important new civic buildings; the relocated Hendon Library and the new Arts and Creative Industries (ACI) facility.

This application was subject to the referral to the GLA. A subsequent Stage 2 report was issued by the GLA dated 11th August advising that the GLA was happy for the Local Authority to determine the application. The application was also subject to a holding directive from the SoS, who subsequently wrote to Barnet on the 11th September 2022 advising that the SoS did not want to call in the planning application.

The accompanying S106 for the development was completed in December 2023. While there is no lawful impediment to issuing the Decision, this has not been issued at the time of writing this report.

21/4722/FUL – Meritage Centre

Redevelopment which will deliver new student accommodation, a healthcare-based community use and new shared accommodation for young adults.

The application was also subject to a holding directive from the SoS, who subsequently wrote to Barnet on the 11th September 2022 advising that the SoS did not want to call in the planning application.

The accompanying S106 for the development was completed in December 2023. Planning Permission subsequently issued on 12th January 2024 following the completion of the S106.

21/4723/FUL & [21/4724/LBC] – Building 9/Hendon Library

New grade A teaching Facility for Middlesex University.

The application was also subject to a holding directive from the SoS, who subsequently wrote to Barnet on the 11th September 2022 advising that the SoS did not want to call in the planning application. The Listed Building Consent was separately referable to the SoS due to the nature of the application. The SoS also

wrote to LB Barnet on 30th August 2022 advising that the SoS was happy to allow LB Barnet to approve Listed Building application 21/4724/LBC

The accompanying S106 for the development was completed in December 2023. While there is no lawful impediment to issuing the Decision, this has not been issued at the time of writing this report.

21/4612/FUL – Fuller Street

New building to house the re-located PDSA (Pet Hospital).

Planning Permission for the development was issued on 15th June 2023

21/4613/FUL – Former Quinta Club

Change of use and refurbishment of the existing building for the relocation of Schools Libraries Resource Service (SLRS)

Planning Permission for the development was issued on 15th June 2023

21/5061/FUL – Land @ Prince of Wales Estate

Provision of car parking spaces as well as the creation of informal play areas and landscaping works within the estate.

Planning Permission for the development was issued on 15th June 2023

Hendon Hub Masterplan:



2.2 Site Description

The land to which this proposal relates lies entirely within the London Borough of Barnet. This site comprises primarily of three buildings, including Building 9, Hendon Library and the Hendon Town Hall Annexe. The applicant has included the Town Hall within the redline boundary as the Town Hall Annexe falls within its curtilage. However the proposals do not include physical alterations, changes of use or any other 'development' to the Town Hall building. These buildings sit on the west side of The Burroughs. The application site (and these buildings) are not within a conservation area. The site is approximately 0.58ha in size.

Building 9 is a 1930s single storey which is neither statutorily nor locally listed however it is within the setting of a number of designated heritage assets. The building is located to the rear (west) of the Grade II Listed Hendon Library and to the

east of the Town Hall Annexe, which forms part of the Grade II Listed Hendon Town Hall. Immediately to the north is the car park and water tower for the Grade II Listed Fire Station which sits further away to the north east fronting The Burroughs. Also to the north on the opposite side of the car park is the University's contemporary Hatchcroft building and the main campus site and buildings beyond.

To the north 450m is the Secondary Retail Frontage on Church Road and approximately 700m to the east is the Primary Retail Frontage on Brent Street.

The site is located within Flood Zone 1 and has a PTAL rating of 2 (poor) although the building immediately to the front, Hendon Library has a PTAL of 4 (good).

Building 9 is currently in use by Middlesex University which includes seminar rooms and specialist teaching facilities (approximately 600 sqm), and the upper floors of the library. LBB Library Services occupy the library facilities (462 sqm) together with archives (160 sqm) and 260 sqm for School Library Resource Services (SLRS) who also have to use two temporary shipping containers to the rear for storage.

Building 9

Single storey building with a hipped roof. Built as a medical clinic however has now for a number of years been used for administration / teaching functions, under lease to Middlesex University. An application to 'List' Building 9 was rejected by Historic England on 15 July 2021.

Hendon Library

The building is Grade II listed and designed by architect TM Wilson FRIBA and listed in 7 May 2002. The full list description states:

"Hendon Public Library. 1929 by T.M. Wilson FRIBA for the Hendon Urban District Council. Red brick with extensive stone dressings, slate roof. Two storeys.

PLAN: Symmetrical plan with staircase over entrance lobby, ground floor reading rooms now merged together, with addition at rear.

EXTERIOR: central door in stone bolection-moulded surround, set beneath a multi-pane window, with moulded brackets supporting a hood; door lintel embellished with a Latin inscription ('Non mimima pars eruditionis est bonos noscere libros': 'not the least part of learning is to be acquainted with good books') and a relief of an open book. The entrance is flanked by two elongated, fluted columns in antis, supporting a stone entablature. Three bay side wings, with 6/6-pane sash windows to side bays, projecting wider central bay with rusticated quoins, 15/15-pane window in moulded frame with apron, swan-neck pediment above with urn over, set against a shallow niche of cut brick. Shallow pediments to attics. Hipped roof with square lantern to centre, with 12-pane window to each face beneath segmental pediments, and a coppersheathed ball and spike finial. Five bay side elevations with dormers, wider continuations to rear. Back of library largely rebuilt during a 1973 campaign of alterations.

INTERIOR: wrought iron staircase over entrance lobby. Main reading room is now devoid of original fittings; former children's library to north now amalgamated with main reading room. First floor reference rooms with glazed ceilings. Mezzanine to rear dates from 1973 alterations.

HISTORY: a distinguished example of a Neo-Georgian public library, forming part of a fine group of civic buildings erected to serve this fast-expanding London suburb.

The major campaign of alterations of 1973 affected the interior but left the frontage intact.”

Hendon Town Hall

The building is Grade II listed and designed by TM Watson and listed on 7 April 1983. The full list description states:

“1900 by T H Watson. Red brick and stone pre Renaissance manner. Symmetrical ground storey, 3 bays either side of porte cochere with semi-circular rusticated heads. Scrolled pediment to rusticated arch with flanking attached Doric columns. First storey, features 2 oriel windows linked by iron balustrading above porte cochere, mullioned and transomed windows. To left and right gabled wing with central window. Stone balustrading above central block with set back slate roof and timber lantern surmounted by 2 weather vanes.”

The Town Hall was considerably extended in 1929 and again in 1960, the latter referred to as the Town Hall Annexe. This is three-storey building with a fourth storey set within a mansard roof. It is of brick construction with fenestration and detailing to match that of the 1929 Town Hall Extension. A footbridge was constructed linking the rear wing of the Town Hall Extension to the new Town Hall Annexe at first floor level. This was designed to be similar in appearance to the 1929 Extension footbridge to the rear of the Town Hall.

Hendon Fire Station

The building is Grade II listed and designed by Herbert Welch and listed on 3 April 2002. The full list description states:

“GV II Fire station. 1911 by Herbert Welch for the Urban Council of Hendon. Red brick in English Bond and Portland Stone dressings. Slate hipped roofs and tall red brick chimneystacks. Late-C20 replacement windows in original openings. 3 storeys in a free Arts and Crafts style with Renaissance influence. L-shaped plan.

EXTERIOR: Street frontage of four bays, symmetrical above ground floor. Ground floor faced in stone, upper floors mainly brick, save for the oriels. Three segmental-headed engine door openings aligned to right of ground floor; a pair of narrow windows to the left-hand bay. Narrow plat band with adjoining keystones over engine openings. Above, projecting two-storey canted oriels to outer bays, carried on small consoles, and with mullioned windows; inner two bays with 6-light mullioned windows to each floor. Stone cartouche to centre with relief of the lamb and flag. Balustraded parapet above cornice with tall chimneystack to centre. SOUTH elevation features nearly central red brick tower, slightly advanced, and rising with paired louvres to each face, shallow pilasters and crenellated top; cornice and balustrade continue to this elevation with a pair of tall panelled chimneys flanking the tower. Upper windows are six-light, with nine-lights indicating the billiard room, and all replaced. Ground floor, of stone like the facade, has narrow triple windows set beneath scored voussoirs with ventilation grilles over; door to right of centre. REAR elevation has 3-storey return for two bays with stone cornice, but here the ground floor is red brick, not stone, and with three doors. 9-light windows at first floor billiard room as at south elevation. To left of this, the building is set back to form the 'washing yard', covered by a part glass sloping roof as original, this linking the south wing and a red brick wall with glazed brick dado that encloses the yard to the north. The rear of the main wing

has a short return to the far left with stone cornice and a single-bay, two-storey projecting room; to the centre, the first and second storey balconies, formerly open, are now enclosed by late-C20 windows. Free-standing late-C20 practice tower in yard not of special interest.

INTERIOR: The plan form is largely unaltered, except for rearrangement of partitions in the accommodation wing to the north. Features that contribute to the special interest include: the full-height green glazed bricks that line the engine room and the ground floor of the stairwell; original open-well staircase that rises to the tower with iron balusters, these heightened with an extended metal grille; the billiard room, an important feature of fire stations of this period, retains a heavy cornice befitting the grandeur of this room but has lost the fireplace. A small amount of original joinery survives, such as a cupboard in the first floor mess (formerly a dormitory); two-storey sliding pole. Formerly open balcony linking accommodation wing at first and second floor is now enclosed.

*HISTORY: A fire brigade was formed in Hendon in 1855 and refounded as a volunteer brigade in 1866, with subsidiary stations in Mill Hill and Childs Hill. In 1899, Hendon Urban District Council took over the brigade and opened sub-stations at Burnt Oak, West Hendon and Golders Green the following year. The engine had been kept in a building opposite St. Mary's Church, but in 1911 Hendon UDC announced a competition for a new fire station. The competition was won by Herbert Welch, architect for much of the nearby centre of Golders Green, an important suburban Edwardian development. Welch went on to be a partner in the firm, Cachemaille-Day, Welch and Lander, which designed a number of inter-war buildings of note. Hendon specified that the station should harmonise with the Urban Council Offices which had opened in 1900 to the designs of TH Watson. Its Arts and Crafts style is clearly influenced by the London County Council stations of previous decade. The original plan was published (in reverse) in *The Fireman*. The building included a flat for the Chief Officer at first floor, a dormitory for single men (this room now the mess) and four flats for married men on the second floor. The perambulator store at ground floor reflected this on-site family accommodation. The second largest room after the engine room is the recreation room with its large billiard table and windows on three sides, a distinctive feature of fire stations.*

*SOURCES: 'Hendon's New Central Fire Station' *The Fireman* (March 1912) Andrew Saint, 'London's Architecture and the London Fire Brigade, 1866-1938' (Heinz Gallery RIBA, Exhibition Catalogue, 1981) John B. Nadal, *London's Fire Stations* (Huddersfield, 2006) 'Hampstead: Public Services'*

*REASONS FOR DESIGNATION: Hendon Fire Station is listed at Grade II for the following principal reasons: * Special architectural interest for its Arts and Crafts styling so skillfully employed by designers of fire stations in this period, and at Hendon with a grandeur brought from the Tudor styling. * Strong group value with the adjacent library of 1929 and the town hall 1900, both of which are listed at Grade II and which together form an impressive group of early-C20 municipal buildings."*

2.3 Proposed Development

The application is for full planning permission and listed building consent for the for the demolition of the Former Clinic and rear library extension and Erection of a four-storey teaching block including east and west connections to Hendon Library and Hendon Town Hall Annex and landscaping improvements. Internal alterations and refurbishment to existing library. Erection of a new 3,912sqm GIA 4-storey University

building. Refurbishment of the existing 844 sqm GIA Hendon Library plus 218 sqm GIA of flexible floorspace plus 70 sqm GIA Safer Neighbourhoods Team together with associated improvements to access, parking, public realm, infrastructure and landscaping

The new building is proposed to be the new home of the Middlesex University Business and Legal Schools. The proposals also include internal alterations to the existing library to facilitate its use for teaching accommodation, which require Listed Building Consent.

Two public realm areas that front Hendon Library and Hendon Town Hall are also included with the proposed application site and are to be enhanced as part of the proposed scheme.

Land Use

The current application provides for the retention and refurbishment of the Hendon Library in its current location and as such the proposal does not raise any significant land use considerations. Any additional expansion of university teaching accommodation is also in accordance with the current land use of the site as part of the wider Middlesex University campus.

2.4 Relevant Planning History

There main relevant history concerning this site, consists of the original planning application submitted in 2021 and considered by the Strategic Planning Committee in January 2022 and the earlier scoping request submitted and agreed prior to the submission of the Hendon Hub applications.

Reference: 21/4723/FUL

Address: Building 9 And Hendon Library, The Burroughs, London, NW4 4BQ

Decision: N/A

Decision Date: N/A

Description: Demolition of Former Clinic and rear library extension and Erection of a four-storey teaching block including east and west connections to Hendon Library and Hendon Town Hall Annex and landscaping improvements. Change of use of the ground floor from public library to University teaching F.1 and internal alterations to existing library to facilitate for University educational use. The application is accompanied by an Environmental Statement (and an Environmental Statement Addendum).

Reference: 21/4724/LBC

Address: Hendon Hub In and Around The Burroughs, Church Road And Church End Hendon London NW4

Decision: N/A

Decision Date: N/A

Description: Demolition of Former Clinic and rear library extension and Erection of a four-storey teaching block including east and west connections to Hendon Library and Hendon Town Hall Annex and landscaping improvements. Change of use of the ground floor from public library to University teaching F.1 and internal alterations to existing library to facilitate for University educational use. The application is accompanied by an Environmental Statement (and an Environmental Statement Addendum).

It is noted that the Strategic Planning Committee resolved to grant planning permission for the above development on 10th January 2022, the resolution was subject to referral of the LBC Application and the completion of a legal agreement for the FUL application. A holding objection was also submitted by the SoS in relation to the FUL application which was lifted by letter in September 2022. The SoS had separately written in relation to the LBC application confirming no objections to the LPA determining the application. The S106 agreement for the full application was completed in December 2023 although no formal decision notice had been issued at the time of writing this report.

Reference: 21/2885/ESC

Address: Hendon Hub In And Around The Burroughs, Church Road And Church End
Hendon London NW4

Decision: Statement Scope Acceptable

Decision Date: 16 July 2021

Description: Environmental impact assessment scoping opinion

There are other planning and listed building applications relating to the various changes made to the building and the most recent are listed below:

- Reference 16/7685/FUL:

Part change of use of library (Use Class D1) to provide 559 sqm of office floorspace (Use Class B1) along with associated minor alterations to the external facade of the existing building. Approved subject to conditions 20 January 2017.

- Reference 16/7686/LBC:

Part change of use of library (Use Class D1) to provide 559 sqm of office floorspace (Use Class B1) along with associated minor alterations to the external facade of the existing building (Listed Building Consent). Approved subject to conditions 20 January 2017.

- Reference H/02565/08:

Retention of alterations to existing ground floor room. Retention of 2 air conditioning units on roof. Approved subject to conditions: 24 September 2009.

- Reference W00280W/03:

Submission of details of condition 4 (New Glazes partitions, lift, lobby and security equipment. New doors, windows and joinery. Service routing, terminations and details of mechanical and electrical services.) of planning permission W00280T/02 dated 26 March 2003. Two side facing dormers towards the rear of the building. Replacement roof lights. Erection of a new brise soleil (canopy) on rear elevation. Internal alterations and rear roof safety railings. Approved: 28 July 2004.

- Reference W00280U/02:

Insertion of an access door to North elevation to replace existing window. Two side facing dormers towards the rear of the building. Replacements roof lights. Erection of a new brise soleil (canopy) on rear elevation, and rear roof safety railings. Approved subject to conditions: 26 March 2003.

- Reference W00280T/02:

Insertion of an access door to North elevation to replace existing windows. Two side facing dormers towards the rear of the building. Replacement roof lights. Erection of

a new brise soleil (canopy) on rear elevation. Internal alterations and rear roof safety railings. (Listed Building Consent). Approved subject to conditions: 26 March 2003.

- Reference W00280S/02:

Erection of externally illuminated totem sign. Approved subject to conditions: 26 March 2003.

2.5 Pre-application Consultation by the Applicant

While significant pre- submission community consultation was carried out in relation to the original Hendon Hub proposals, due to the limited nature of the proposed changes, a series of non-statutory public consultation events were held in April / May 2023 to inform surrounding residents regarding the changes proposed in the current application. This level of pre application engagement is considered appropriate in this instance and proportionate to the application.

2.6 Public Consultations

As part of the consultation exercise, 704 letters were sent to neighbouring properties and residents. In addition the application was advertised in the local press and site notices were posted. At the time of preparing this report a total of 79 letters of representation have been received of which 78 were in objection and 1 in support.

6 Objections were also lodged against the Listed Building Consent although no public consultation was carried out in relation to the LBC application. The comments are summarised in conjunction with the comments in relation to the Ful application below.

2.6.1 Public Objections:

The letters of objection received are summarised as follows:

- Considerable opposition to these developments by residents, so should be refused.
- Sites are not brownfield or unused sites.
- Members and the Public were misled on previous SPD which was subsequently withdrawn.
- Proposed alterations out of keeping with existing listed building and will cause harm to it.
- Proposal would reduce the gap to the adjoining fire station harming the appearance of the set of listed buildings.
- Proposed extensions should be a separate stand alone building separate to the existing listed library.
- Library used in the past to encompass more space within the building and this should be returned to the sole use of the library.
- First Floor should be given to the library not the university lecture hall.
- Entirety of building should be given to the library.
- The area is being overtaken by the University, overcrowding and overdevelopment.
- Impact of proposals in area in conjunction with the Ravensfield and Fenella proposals.
- The proposal will cause significant harm to the character of the library building by reason of its scale massing and contemporary glazed design.

- Public and community will lose access to the library, object to the change of use as building is symbol of Hendon community.
- Building 9 is under a restricted covenant.
- Risk of damage to the Library building and roof.
- This will result in overcrowding, increased noise, littering, antisocial behaviour, crowded pavements, more traffic and congestion.
- Public access restricted due to co-location with university.
- Increase in educational facilities will bring an increase of staff /students' activity on this part of the campus.
- Impact on parking and traffic.
- Anti Social Behaviour of Students
- There would be severe detrimental effects on the residents with a very obvious change of character and outlook in the area.

Letters of Support

The letter of support references the need for cycle improvements in the area of the application and does not explicitly mention the application proposals either positively or negatively.

2.6.2 Neighbouring/Residents Associations & Local Amenity Groups:

The Burroughs Residents Association:

We object in the strongest terms to this Planning Application for the following reasons:

LIBRARY SHOULD REMAIN SOLELY AS THE PEOPLE'S PUBLIC LIBRARY

- The library building is a symbol of the Hendon community. It should remain as the people's public library and the flagship library of Barnet and not be annexed to a university building nor to the Town Hall Annexe.
- Building 9 is under a restricted covenant (1899) that says "...no building shall be erected on the said piece of land within 40 feet of the boundary of the north side other than for the purposes of a private residence or as the professional residence of a medical man or a solicitor".
- There is risk of damage to the library roof and rear facade as much of the works entails REMOVING THE ROOF to connect to new roof of new building and covering over parts of the original rear walls to facilitate 2 storey rear extensions.
- The glass connections also accentuate the mass of proposed building works. Rather than allowing passers-by to view the original library and the Town Hall Annexe, it ruins the character of these listed buildings as if a huge barnacle has been squished in between and tacked onto the 2 existing buildings.
- Any development on this site should be of a design that retains the separation of buildings. They do not have to be of a 1920s style but the current modern sleek lines of bricks, steel and glass do not complement the original buildings at all.
- With the above in mind, paragraph 130 from the NPPF, Section C1, I1 and I2 from the National Design Guide, and Section 1 and Section 6 from the Building for Life

guidance will be contradicted. Similarly, Policy CS5 from the Barnet Local Plan Core Strategies document and DM01 from the Barnet Local Plan Development Management Plan will also be contradicted.

- The proposed landscaping is minimal and restricted by gross increase of footprint of the new development. It will not diminish the negative impact of the excessive size, bulk, height, design and density of the development.

CAMPUS CREEP'S IMPACT ON PARKING AND COMMUNITY

- By annexing the Hendon Library building to B9 new block and the Town Hall Annexe, the Middlesex Uni expansion treats Hendon not as a community of which it is part of but as an asset the university is entitled; a resource to be colonised to the university's financial advantage.

- Increase in educational facilities will bring an increase of staff and students activity on this part of the campus. There is no increase in parking spaces as Egerton Gardens carpark is being removed. Parking pressures will increase on nearby residential roads.

- Why was Building 9 not repurposed to a modest block of student accommodation? Because it wouldn't sit correctly next to the most important building in Barnet, our Town Hall. So why is it ok to place 2 student blocks next to St Mary's Church in the Church End Conservation area? - What consideration has been paid to the impact of the closure / reduction / relocation of Hendon Library when its very location was a key part of the New Library strategy of Core and Community libraries?

With all the above in mind, we urge Barnet Council to reconsider their current Hendon Hub proposals and instead create a plan that is equally beneficial to BOTH Hendon residents and Middlesex University.

ENDS

Officer Comment

All of the above representations have been taken into account and are considered within the relevant sections of this report and which form part of the assessment set out below.

Vivian Avenue Residents Group:

Comments: As a group of residents living in Vivian Avenue area, we are aghast that the Hendon Hub planners considered in the recommendation report (Jan 2022) that we are too far from the RFC site & any changes there will not affect us. Many of us use the civic centre, Library, churches & Church End area as well as Brent St District Centre.

The consultation area is very limited for such huge proposals that will change the way Hendon will look, feel & function for the future.

We strongly object to the large oversized Block B9. The proposals will require demolition of the rear of the library & the former medical clinic to provide a combined teaching block of 4160 sqm.

We disagree that the library building should be fitted with a lecture hall for MDX. All that floor space can be used for the Schools Learning Resource Services and the library can remain a separate civic building.

The risks of damage to internal features and roof have been noted by Historic England.

The new build is of a dominant design and will completely dwarf the Town Hall and fire station as Hatchcroft currently does with its glass walls and square lines.

The landscaping proposed is superfluous when there is so much urbanisation on that enlarged footprint.

Options to extend/improve B9 (former Clinic) have not been considered. The proposal to remove existing 70s extensions from the rear of the library should be an opportunity to revamp the public library, to retain its reputation/use as the flagship library of Barnet, not to make it a part of MDX expansion.

This nothing but a gross overdevelopment that signifies the area is more campus than civic centre.

Barnet Council should take this opportunity as the developer of the Hub to amend the plans instead of persistently putting the MDX expansion first.

Officer Comment

Vivian Avenue is located some distance away from the application site beyond the consultation radius of the planning application. Nevertheless these representations have been taken into account and are considered within the relevant sections of this report and which form part of the assessment set out below.

Hendon and District Archaeological Society

This is a comment on behalf of the Hendon and District Archaeological Society. Paragraphs 5.69 to 5.72 of the Planning Statement provided with the application envisage that an archaeological condition will be attached to any approval granted, as was recommended on 21/4723/FUL and 21/4714/LBC. We expect a similar condition to be attached in respect of this application. It will be for Historic England to advise on its form; I am copying this to them.

The Barnet Society:

The Barnet Society welcomes restoration of the Library but not the loss of the former Health Centre and Clinic nor the design of the proposed new building, and therefore has to object to this application. An abbreviated version of our comments has been uploaded to the planning portal.

We are pleased that both the exterior and interior of the existing Library would be restored following the advice of Historic England and the Council's Conservation Officer. It is important that original joinery and other fittings are retained wherever possible. We are surprised, however, to note that the boilers proposed would be gas-fired, and that new insulation would be restricted to roof voids and secondary glazing. The new mechanical ventilation system proposed must not be visually or acoustically intrusive.

The HT&VI Statement offers only a perfunctory assessment of the history and heritage value of the Central Hendon Health Centre and Clinic. This demonstrated a new approach to public health and welfare in 1934 – a year before the more famous Pioneer Health Centre in Peckham and four years before the Finsbury Health Centre. It was probably designed by A.O. Knight, borough surveyor and architect of Mill Hill and Golders Green libraries, as well as of Mill Hill Lido (demolished). Its south façade is also a cameo of Art Deco design. It must not be swept away without properly understanding and recording its history and architectural features; we suggest in line with level 2 of Historic England’s guidance, *Understanding Historic Buildings: a guide to good recording practice*. We disagree that it does not contribute to the group value of the area: its scale, design and footprint are pleasingly complementary, something the replacement building is palpably not.

Finally, the proposed Building 9 is unsympathetic to the grade II-listed building. Bolting such a massive extension onto it would cause substantial harm to the listed building: better a free-standing building in architectural dialogue with the library and separated by a decent gap that will also maximise natural light in each building. The skeletal brick wall grids and perforated attic fenestration of Building 9 are out of keeping with the predominantly solid brickwork of both the Library and the former Town Hall Annexe.

Officer Comment

These representations have been taken into account and are considered within the relevant sections of this report and which form part of the assessment set out below.

2.7 Responses from External Consultees

Department for Levelling up (in relation to 23/2907/LBC)

You are hereby authorised to determine the application for listed building consent referred to above as you think fit.

Historic England – Heritage Assets

Thank you for your letter of 13 July 2023 regarding the above application for planning permission.

Historic England provides advice when our engagement can add most value. In this case we are not offering advice. This should not be interpreted as comment on the merits of the application.

We suggest that you seek the views of your specialist conservation and archaeological advisers. You may also find it helpful to refer to our published advice at <https://historicengland.org.uk/advice/find/>

It is not necessary to consult us on this application again, unless there are material changes to the proposals. However, if you would like advice from us, please contact us to explain your request.

Please note that this response relates to designated heritage assets only. If the proposals meet the Greater London Archaeological Advisory Service’s published consultation criteria we recommend that you seek their view as specialist

archaeological adviser to the local planning authority.

The full GLAAS consultation criteria are on our webpage at the following link:

<https://www.historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/our-advice/>

Historic England – GLAAS

Recommend Archaeology Watching Brief Condition

Recommend Archaeology Watching Brief Condition

Thank you for your consultation received on 2023-07-13.

The Greater London Archaeological Advisory Service (GLAAS) gives advice on archaeology and planning. Our advice follows the National Planning Policy Framework (NPPF) and the GLAAS Charter.

Assessment of Significance and Impact

The site is located within the Archaeological Priority Area, and slightly to the south of the historic core of the settlement. Roman, medieval and post-medieval archaeological finds have been recorded in the area and may exist within the site. It is likely that the existing buildings on the site will have removed any archaeological remains within their footprints, however any new excavation or removal of buried structures during the demolition phase should be archaeologically monitored.

Planning Policies

NPPF Section 16 and the London Plan (2021 Policy HC1) recognise the positive contribution of heritage assets of all kinds and make the conservation of archaeological interest a material planning consideration. NPPF paragraph 200 says applicants should provide an archaeological assessment if their development could affect a heritage asset of archaeological interest.

NPPF paragraphs 196 and 203 and London Plan Policy HC1 emphasise the positive contributions heritage assets can make to sustainable communities and places. Where appropriate, applicants should therefore also expect to identify enhancement opportunities.

If you grant planning consent, paragraph 211 of the NPPF says that applicants should record the significance of any heritage assets that the development harms. Applicants should also improve knowledge of assets and make this public.

Recommendations

The significance of the asset and scale of harm to it is such that the effect can be managed using a planning condition.

I therefore recommend attaching a condition as follows:

Condition No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is 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. Where appropriate, details of a programme for delivering related positive public benefits

C. 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

Informative The written scheme of investigation will need to be prepared and implemented by a suitably professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

This pre-commencement condition is necessary to safeguard the archaeological interest on this site. Approval of the WSI before works begin on site provides clarity on what investigations are required, and their timing in relation to the development programme. If the applicant does not agree to this pre-commencement condition please let us know their reasons and any alternatives suggested. Without this pre-commencement condition being imposed the application should be refused as it would not comply with NPPF paragraph 205.

I envisage that the archaeological fieldwork would comprise the following:

Watching Brief

An archaeological watching brief involves observation of groundworks and investigation of features of archaeological interest which are revealed. A suitable working method with contingency arrangements for significant discoveries will need to be agreed. The outcome will be a report and archive.

You can find more information on archaeology and planning in Greater London on our website.

This response relates solely to archaeological considerations. If necessary, Historic England's Development Advice Team should be consulted separately regarding statutory matters.

Officer Comment

These comments are duly noted and the requested condition and informatives shall be added.

Thames Water

No objections.

Waste Comments

The proposed development is located within 15 metres of a strategic sewer. Thames Water requests the following condition to be added to any planning permission. "No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and

type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement." Reason: The proposed works will be in close proximity to underground sewerage utility infrastructure. Piling has the potential to significantly impact / cause failure of local underground sewerage utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-your-development%2Fworking-near-our-pipes&data=05%7C01%7CAndrew.Dillon%40Barnet.gov.uk%7C7c372e39e9334e97b6ab08db86a7b61c%7C1ba468b914144675be4f53c478ad47bb%7C0%7C0%7C638251827105311181%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=Bfg56NNT8Umv2y%2Bp9NjiktXBX4nToa9q34tvjHy%2Fu1Y%3D&reserved=0>

Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-your-development%2Fworking-near-our-pipes&data=05%7C01%7CAndrew.Dillon%40Barnet.gov.uk%7C7c372e39e9334e97b6ab08db86a7b61c%7C1ba468b914144675be4f53c478ad47bb%7C0%7C0%7C638251827105311181%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=Bfg56NNT8Umv2y%2Bp9NjiktXBX4nToa9q34tvjHy%2Fu1Y%3D&reserved=0>

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow Policy SI 13 Sustainable drainage of the London Plan 2021. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

<https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-your-development%2Fworking-near-our-pipes&data=05%7C01%7CAndrew.Dillon%40Barnet.gov.uk%7C7c372e39e9334e97b6ab08db86a7b61c%7C1ba468b914144675be4f53c478ad47bb%7C0%7C0%7C638251827105311181%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=Bfg56NNT8Umv2y%2Bp9NjiktXBX4nToa9q34tvjHy%2Fu1Y%3D&reserved=0>

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via

<https://gbr01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=05%7C01%7CAndrew.Dillon%40Barnet.gov.uk%7C7c372e39e9334e97b6ab08db86a7b61c%7C1ba468b914144675be4f53c478ad47bb%7C0%7C0%7C638251827105311181%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Iik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=inJfNi4KCLmeVFk8tMvOgCWTMFA4IF9q7KV6zH4WYt4%3D&reserved=0>. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Thames Water would recommend that petrol / oil interceptors be fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

Water Comments

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at thameswater.co.uk/buildingwater.

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

MET Police – Secured by Design

Various ('Hendon Hub') - The Burroughs, Hendon, NW4

I have reviewed the crime rates in the local area of the proposed application on Police.uk (past 12 months) and I have noted that the highest recorded issues affecting the local ward of Hendon is violence & sexual offences (548 recorded offences - note this includes domestic-related assaults), anti-social behaviour (ASB - 424 reported incidents), vehicle crime (213 reported offences), other theft (184 offences), burglary (162 reported offences) and public order (161 offences).

The London Borough of Barnet as an entirety has a higher than average rate of burglary, significantly higher than other nearby London boroughs of Harrow and Hillingdon amongst others. Please see Appendix A for crime statistics.

Due to borough-wide burglary and wider crime statistics, it is recommended to incorporate crime prevention measures and police-preferred, tested and certified physical security products into a new-build or refurbishment project. This can be achieved through the adoption and compliance with the Secured by Design (SBD) accreditation process. This process is free of charge throughout and the services of a police design out crime officer (DOCOC) to assist the applicant to achieve SBD accreditation for this scheme is both free and impartial.

As per the applicant's design and access statement (DAS), I originally met with the agent, architect and local planning authority for a site visit and walk of the sites prior to the previous submission. Comments were submitted to the local authority planning officer at that time and I have attached these within Appendix B for any reference.

The applicant has included a good summary of some of my observations and recommendations made during and after the visit – this is very positive and will help to contribute towards the overall safety and security for the local community. Elements such as sufficient lighting compliant to BS 5489-1, inclusion of formal surveillance (CCTV) and future-proofing, careful design of the public realm (eg. seating, planting etc) can all help in this respect. This is especially important to help to contribute towards key crime prevention initiatives such as violence against women and girls (VAWG), serious youth violence and so on.

Formal surveillance via CCTV is recommended for the public realm areas of this site. Levels of anti-social behaviour remains high for this ward and CCTV can greatly help as an overt deterrent to perpetrators and reassurance for legitimate persons using these areas. It is recommended that CCTV is installed by a member company of either the National Security Inspectorate (NSI) or Security Systems and Alarms Inspection Board (SSAIB), as they can issue a certificate of compliance to reflect that this can meet relevant guidelines, data policies and so on. CCTV complimenting the lighting scheme and vice versa is recommended and briefly referred to within the DAS.

It is very important to consider the permeability (access/egress points) of a site in order to help to address current/future levels of ASB and crime. Permeability is a major factor for any proposed development, whereby increased permeability can be reliably linked to increased levels of crime and disorder. Widely available research has proven that "neighbourhood permeability... is one of the community level design features most reliably linked to crime rates, and the connections operate consistently in the same direction across studies: more permeability, more crime". (Taylor R B, 2002 – Crime prevention through environmental design). Measures recommended

via Secured by Design guidance can help to make areas such as this site as safe and secure as possible.

In respect of the new buildings, it is recommended that there are sufficient lines of physical security such as ensuring that the main external communal door-sets to buildings (primary line of defence) are security rated and certificated to one of the following standards: LPS 1175 Issue 7:SR2 (LPS 1175 Issue 8:B3), STS 202 BR2. These ratings contain a higher standard of security testing and maintenance to help to protect against attack. It is recommended that where possible, premises are capable of implementing a 'dynamic lockdown' in case of intrusion/attack/threat. Intruder alarms installed by an NSI or SSAIB approved installer can also help to protect against forced entry.

Glazing is often one of the most vulnerable parts of a site and somewhere a potential perpetrator may attack. Securing relevant glazed areas with appropriate measures is essential and this can also help to protect against criminal damage and burglary incidents amongst others. From an SBD perspective, it is recommended that glazing is laminated to a minimum of security standard BS EN 356:2000 P2A in areas deemed as 'accessible' to an intruder. This can help to provide a robust level of protection against attack.

The above recommendations help to form a part of Secured by Design guidance, where these and other proven crime prevention methods can help to protect a site and its occupants from crime and disorder. Advice, guidance and the SBD process can be provided to the applicant free of charge.

Due to levels of crime and burglary within the borough and to help enhance community safety through the implementation of proven crime prevention products and measures (via SBD compliance), I would respectfully request that any approval of these applications contain a relevant planning condition 'whereby the development must achieve SBD accreditation, prior to occupation'.

A full breakdown of the required recommendations for the development to meet SBD accreditation can be provided to the applicant/LPA etc via a meeting and ongoing consultation, whereby this consultation would remain free of charge throughout.

These comments do not constitute full or final SBD consultation for the applicant. It is important that where applicable, SBD consultation with a police DOCO is sought by the agent/developer at each stage of the design, building and construction process, to ensure that the development can remain SBD compliant. This should also help to remove any potential issues further down the line. It is likely that the agent/developer will need to request continuing consultation with a DOCO to ensure that security rated and third party certificated products (in name of fabricator) and where specified, comply with SBD guidelines. I remain able to assist with this advice as and where necessary. As there is often a delay between planning proposals and any eventual construction (dependent upon planning approval), advice and the incorporation of this to achieve SBD accreditation will be provided from the most recent SBD guide available.

Officer Comment

These comments are duly noted and it is considered that these details can be secured by condition.

Transport for London

Thank you for consulting TfL this application, TfL offers the following comments:

1. It is noted that according to the submitted Transport Assessment, the site itself would generate an additional 596 more person trips than the existing. When comparing the AM peak person trips, the existing has 195 combined arrivals and departures, which is split 191 and 4 respectively. The proposed development is likely to have 337 in total (330 arriving and 7 departing) between 08:00 – 09:00. The PM Peak (17:00-18:00) shows increased person trips from 38 in the existing (all 38 are departures) to 66 in the proposed (all 66 are departures). The applicant shall clarify whether this additional trips are new trips to the Middlesex University campus or trips which would have been already made to other existing premises within the campus.
2. It is predicted that car trips proportion will remain at 15% post occupation; TfL requests that Travel Plan for the university (along with other proposal within the Hendon Hub project) to look it how car trips should be discouraged and with aggressive measure to promote sustainable travel behaviour. It's understood that the Colindale, which is within 2km of the site is experiencing significant growth and it is important that the university would provide measure to encourage sustainable travel in order to limit traffic and highway impact to the area.
3. It is understood that Health Street improvement, including local walking, cycling and public realm improvements have been proposed for the Hendon Hub project and a package of improvement (including Healthy Street improvement contribution for TfL -£55K) were already secured for the previous consented Ravenfield House proposal (21/4709/FUL) and it is expected this would be re-secured for the latest Ravensfield House application (23/2868/FUL). Therefore no further contribution would be sought by TfL for this application.
4. It is also understood that the this proposal does not include any increase in cycle parking in the Middlesex University campus as the applicant consider that existing cycle parking is underutilised. The university is therefore strongly encouraged to explore potential improvement to existing facility alongside with other initiative to make cycling more attractive for both students, staff and visitors.
5. In line with the London Plan policy T2 and T7F, a Draft Delivery & Servicing Plan (DSP) has been submitted and the proposed servicing strategy is principally supported which regulate servicing activities on site. It is expected that the final Delivery & Servicing Plan (DSP) the proposed development would submit and be secured by condition. However, the applicant shall seek to consolidate servicing with the wider Middlesex University estate to improve efficient and reduce highway impact.
6. A Construction Logistics Plan (CLP) should be secured by the Council as Pre-commencement condition in line with London Plan policy T7 Deliveries, Servicing & Construction. The CLP should identify efficient, safe and sustainable arrangements to be employed at each stage of implementation the development to reduce and mitigate impacts of freight vehicle movements arising from the scheme, including impacts on the expeditious movement of traffic, amenity and highway safety. Details should, where relevant, include Freight Operator Recognition Scheme (FORS) Silver Level or similar accreditation, site access, loading/unloading and parking arrangements, booking systems and timing of arrivals at and departures from the site, vehicular routes, scope for load consolidation and use of alternative modes and

measures to reduce risks and impact of collisions with vulnerable road users like pedestrians and cyclists.

7. Construction consolidation should also implement to enable the delivery of the Hendon Hub Masterplan proposals more efficiently.

In conclusion, Subject to the above issues and conditions being addressed and secured, TfL would not object to the proposed development.

Highways England

National Highways raises no objection.

2.8 Responses from Internal Consultees

Ecology

An updated Technical Note (WPS, 06 July 2023) and Ecological Appraisal Report (Capita, June 2023) was submitted as an addendum to the previous Ecological Appraisal Report (Capita, July 2021) following design changes that had occurred. The following contain recommendations for further surveys and mitigation as appropriate.

Further surveys

- The LPA will need to request a **single updated bat emergence survey** of the buildings to confirm either the continued absence or presence of roosting bats within the building as two years have elapsed since the date of the previous bat emergence survey (June 29th, 2021, Ecological Appraisal Report (Capita, July 2021)). The single emergence survey will need to be conducted between May and August/September by suitable qualified ecologist and must be submitted prior to determination.

Mitigation

- Avoid all vegetation clearance during the active nesting bird season (March to August inclusive) if this cannot be reasonably avoided then a pre-commencement nesting bird check by a suitable qualified ecologist to ensure that no nesting birds are disturbed.
- All external artificial lighting will need to be designed to accord with Guidance Note 08/18 Bats and Artificial Lighting in the UK (ILP, 2018) <https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>. Any such artificial lighting should be of low level, be on downward deflectors and ideally be on PIR sensors. Using LED directional lighting can also be a way of minimizing the light spill affecting the habitat. No up-lighting should be used. These measures will reduce the risk of disturbance to the local bat populations.

It is important to note that bats and their roost are protected from damage or disturbance under the Conservation of Habitat and Species Regulation 2017, and Wildlife and Countryside Act 1981 (as amended). Barnet Council as the Local Planning Authority (LPA) have a statutory duty of care to ensure adequate safeguarding of protected species and biodiversity under the Natural Environment and Rural Communities Act 2006 and Paragraph 98 ODPM Circular 06/2005. The

requirements for the above ecological information are in line with National Planning Policy Framework policy 180; London Plan Policy G7, and Barnet Local Plan (Development Management Policies) DM01 and Policy DM16

Biodiversity Net Gain

- The LPA has concerns regarding biodiversity within the layout of the scheme given that the most recent BNG calculation results for the revised landscaping scheme (see below) will result a net loss in habitat units -8.29% (Technical Note (WPS, July 2023)) compared to the previously approved BNG score of 33.4% (+0.09 habitat units) (Ecological Appraisal Report (Capita, July 2021)).
- The proposed landscaping design is requested to be **redesigned** to seek to increase the amount of appropriate habitat provision onsite and thereby not result a Net Loss of biodiversity on the site. The LPA would seek to ideally to avoid the need for offsite compensation elsewhere given the previous calculated net gain for the site.
- Potential areas where soft landscaping and planting can be reviewed to lead to an achieve net gain above No Net Loss is through planting of more individual standard trees, increasing the area of ground floor plantings (*currently proposed at 160m sq*) and planting species rich other neutral grassland planting, compensatory planting of species rich hedgerows, the provision of climbers on the side of the buildings (where appropriate), retention of trees and hedges wherever possible.
- The LPA will be able to enter discussions with the applicant, ecologist, and landscape architects to discuss appropriate landscaping options to help deliver the required 10% net gain.
- The LPA will need to **request** that the Excel BNG calculation sheets and GIS digital plans of the site include shapefiles will need to be submitted in order have on our system and keep track of the required BNG habitat monitoring that will need to be submitted by the applicant or their estates management company over the required 30-year period under the Environment Act 2021.

The requirement for developments to ensure 10% biodiversity net gain is due to come into force as of winter 2023 as outlined in Schedule 14 of the Environment Act 2021, and within the Barnet Development Local Plan which is currently under review and is due to become live as of Spring 2023. The requirements for developments to seek measurable biodiversity net gains is further outlined with National Planning Policy Framework (Section 180) and the London Local Plan 2019 (Policy G6).

Endoscope Survey

A subsequent Endoscope Survey for the Hendon Library and Building 9 was submitted on the 16th January 2024 the report found no evidence of bats being present in the building, although not all areas of the roof could be investigated although the report further recommends that further surveys are carried out between May and September which is also recommended by the Council's ecologist.

Notwithstanding this it is noted that the previous surveys which included dusk to dawn surveys did not find any evidence of bats being present and given that the previous application is capable of being issued and development commencing as is, it is considered that in this instance that this matter can be covered by the appropriate ecological safeguarding conditions. It is noted that the disturbance of bats would in any event constitute a separate offence under Wildlife legislation.

Clarification is being sort regarding the BNG figure, it is noted that other than in relation to the retention of the library the application is identical in form to the previous application reference 21/4723/FUL.

Environmental Health

No objections raised subject to appropriate conditions including in relation to air quality.

Arboriculturalist

No comments received, previous comments on application 21/4723/FUL were as follows:

No objections. The proposal requires the removal of some trees. Compensation for this loss in accordance with the Council's adopted tree policy must made. The Capital Asset Value for Amenity Trees (CAVAT) value of the tree will be required to mitigate the loss, and the money received used to support the planting targets.

Recommend a number of conditions relating to:

- Levels
- Hard & Soft landscaping
- Excavation for services
- Pre-commencement, Tree protection and method statement
- Landscape management

Heritage

No objections.

Hendon Public Library dates from 1929 and was designed by T.M. Wilson for the Hendon Urban District Council. It was statutorily listed Grade II in May 2002.

These applications are for full planning permission and listed building consent. This involves demolition of the 1930's single-storey, former health clinic (Building 9) and its replacement with a 4 storey building with links to Hendon library and the Town Hall Annexe. The new building would become a teaching facility for Middlesex University's Business and Legal School.

On the 10th January 2022, a series of related planning applications (six) and one listed building consent application were considered and approved by the Strategic Planning Committee subject to conditions and completion of s.106 legal agreements.

Following the change in political administration in May 2022 the applicant acting for LB Barnet received instructions to prepare and submit new planning and listed building consent applications, which would include a number of minor changes to the original (approved) scheme. During the public consultation in 2021 concerns were raised locally about the relocation of the library services to a new building on The Burroughs and the loss of access to the Grade II listed library. In response Hendon Library is now proposed to remain within the existing building and will be expanded and fully refurbished to a high standard and in keeping with the character and appearance of the building. Public access to the ground floor will be maintained with improved access to the 1st floor reading rooms. New community spaces will be provided and the Hendon Police Safer Neighbourhoods Team will also be incorporated into the refurbished library

building. The continued use of the public library within the listed building and its refurbishment is a positive step in ensuring its long-term conservation and is supported.

Various improvements are proposed to the library, both internal and external, for which a schedule of works has been provided (see Appendix 4), although no precise details have been submitted at this stage. The works include repairs, redecoration and some renewal. The library building will be restored, repaired and enhanced providing heritage benefits. Works have been identified to windows, doors, rainwater goods, with new lighting and heating, mechanical ventilation and a fire alarm system. These works will require specification and agreement.

The front elevation of the library will remain unchanged and the north and south flanks will be improved as a result of repairs and upgrading of the fenestration and redecoration to the external fabric. One of the beneficial proposals is to replace the existing uPVC sash windows with more appropriate timber versions.

Internally, the principal spaces within the library will remain unaltered and retain their existing character. The building's plan form will remain unaltered. The modern glazed additions within the entrance foyer will be removed and this will help to restore the visual appearance of the area around the main staircase. On the first floor, a modern mezzanine floor will be removed along with toilet fittings. The reading rooms will remain unaltered in plan and public access will be provided.

It should be noted that, although of some architectural interest, the former health clinic (B9) is not designated as a locally listed building and no objection has been raised to its replacement, subject to an appropriate design.

The proposed replacement building would link the rear of the library to the town hall annexe. It would connect with that part of the library which has been the subject of unsympathetic extensions carried out in the 1970's. It has been designed in a contemporary style, but using a palette of materials, including red brick and white brick inner window frames that echo the materiality of the adjoining buildings. The scale and design of the new building are the same as that approved in 2022.

At 4 storeys the new building has been designed to be respectful of the scale of the neighbouring buildings and the roof has been purposely set back to reduce its visual impact when seen from ground level. The elevations are set out in a series of red brick bays with inset aluminium windows and doors with stone detailing and a metal mansard roof. The two glazed links provide sympathetic connections between the new building and the existing buildings, to reinforce a degree of separation between the new and old elements.

The design, scale, mass and bulk of the new building is considered appropriate for its setting, providing a comfortable transition between the rear of the library and the town hall annexe. When seen from The Burroughs the new development would be largely hidden from view and would have minimal visual impact on the principal views of the Town hall, Library and Fire Station.

Further information will, however, be required via conditions to ensure the facing materials are of high quality and appropriate. This should include details of the screening of the plant room enclosure on the roof. Details of the facing materials, including, brickwork, metal roofing panels, aluminum windows, stone coping and metal spandrel panels should also be provided by condition.

The current proposals, which now include minor revisions to the previously approved scheme but include the retention of, and improved public access to Hendon Library, are considered acceptable and welcomed, subject to the provision of further details both for the new building and the refurbishment of the library.

Officer Comment:

The details and specifications required would be secured through conditions.

Transport

The application was accompanied with a Transport Assessment which has been reviewed by the council's transport highway officers who have advised that having read through the transport assessment that there are no significant changes from the previous transport comments which still apply.

Drainage/SuDs

We have reviewed the information provided at present we **object** to the grant of planning permission for the following reasons:

- Hydraulic calculations have not been provided. Currently, we can't confirm if the proposed discharge rate is suitable or whether the proposed drainage network will have sufficient capacity to sustainably manage surface water runoff at the site:
 - Evidence of Thames Water agreement for discharge to their system is required. While consultation is indicated as ongoing, we need evidence of their agreement to accept flows from the site at the proposed rate at this stage;
 - The pipes within the proposed drainage layout drawing have not been labelled;
 - No exceedance overland flow path plan has been provided;
 - No operation and maintenance information has been provided for the proposed SuDS features;
 - No information regarding the water quality of surface water runoff has been provided;
 - No standard design information for the proposed drainage assets has been provided; and,
- No flood risk assessment been provided for the site.

Officer Comment

The proposed drainage strategy is unchanged from the previous committee consideration, where the above matters were secured by means of appropriate condition. Similarly on the current scheme it is considered that the proposal can adequately be dealt with by means of condition.

3. PLANNING ASSESSMENT

3.1 Principle of development

Background

The current application is functionally and in form identical to the previous applications 21/4723/FUL & 21/4724/LBC, other than in so far as the library is being retained in its existing location in Building 9, and as such planning considerations considered in the previous report concerning the relocation of the library no longer apply. The provision of a safer neighbourhood team attached to the library does not raise any significant issues as the provision of such facilities attached to libraries is

fairly common and is supported as helping to provide policing services accessible to local residents. The provision of additional university floorspace on a university campus is also not considered to raise any significant land use implications.

3.2 Design

The NPPF makes it clear that good design is indivisible from good planning and a key element in achieving sustainable development. This document states that permission should be refused for development which is of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. It identifies that good design involves integrating development into the natural, built and historic environment and also points out that although visual appearance and the architecture of buildings are important factors; securing high quality design goes beyond aesthetic considerations.

The London Plan 2021 also contains a number of policies, such as Policy D3, promoting a design led approach having regard to various matters such as character, layout, scale, sustainability, public realm and landscaping for example. The London Plan 2021 emphasises the need for a good quality environment, with the design of new buildings supporting character and legibility of a neighbourhood. The London Plan 2021 states that buildings, streets and open spaces should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass; contributes to a positive relationship between the urban structure and natural landscape features, including the underlying landform and topography of an area; is human in scale, ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surroundings; allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area; and is informed by the surrounding historic environment.

Policy CS5 of Barnet Council's policy framework seeks to ensure that all development in Barnet respects local context and distinctive local character, creating places and buildings of high quality design. In this regard Policy CS5 is clear in mandating that new development should improve the quality of buildings, landscaping and the street environment and in turn enhance the experience of Barnet for residents, workers and visitors alike. Policy DM01 also requires that all developments should seek to ensure a high standard of urban and architectural design for all new development and high quality design, demonstrating high levels of environmental awareness of their location by way of character, scale, mass, height and pattern of surrounding buildings, spaces and streets. Proposals should preserve or enhance local character and respect the appearance. Policy DM03 seeks to create a positive and inclusive environment that also encourages high quality distinctive developments. The above policies form the basis for the assessment on design.

The submitted Planning Statement along with the Design and Access Statement (DAS), outlines the evolution of the masterplan. The proposed design emerged from an understanding of the site and context, heritage setting and a consideration of both the constraints and opportunities of the site. The development has followed a design and heritage-led approach which seeks to optimise the use of public land. Appropriate consideration has been given in terms of height, massing, materials and layout to the character and immediate buildings Hendon Library, Town Hall, Annexe and Fire Station.

Section 5 of the DAS illustrates the evolution of the masterplan following the extensive pre-application discussions with officers over the period of 16 months, plus public and stakeholder engagement. The application is also accompanied by an ES and Heritage and Visual Impact Assessment (HTVIA). The HTVIA provides an assessment of the impact of the proposed development on heritage, townscape and visual receptors.

Heritage

Barnet Policy DM06 indicates that all heritage assets will be protected in line with their significance and development proposals must preserve or enhance the character and appearance of Barnet's conservation areas.

The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the statutory duties for dealing with heritage assets in planning decisions. In relation to listed buildings, all planning decisions should "have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (PLBCAA 1990), imposes a statutory duty on Local Planning Authorities and states that "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

The NPPF (Paragraph 205) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

At Paragraph 208 the NPPF confirms where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. In addition the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application (Paragraph 209).

Building 9/Hendon Library

The proposed works would include:

- Existing Building 9 - complete demolition
- Existing Hendon Library (listed) - Demolition of late 1970's additions and modern concrete infill to the rear elevation of both single and three storey elements; lift, concrete mezzanine level and toilets and staff areas.

The Council appreciates that the extension is considered to be part of the "listed building" pursuant to section 1(5) and has the same protection as the rest of the building, nevertheless, the demolition is considered acceptable because they affect later additions to the building the removal of which does not affect the historic fabric

of the older portions of the building which are the reason for its listing and would represent a minor improvement to the appearance of the building by removing an unsightly later addition.

Other works are also identified to the façade, restoring the windows to the front main elevation and replacing inferior Upvc windows with heritage timber windows. Internally original features would be retained and restored such as the staircase hall and reading rooms.

Building 9 is not listed and recently had an application for listing rejected. Historic England confirmed that there would be,

“a minor degree of harm to the significance of the surrounding listed buildings, by removing evidence of one phase of the development of the complex.”

The Council’s heritage officer goes further and has stated there is no objection to removal stating,

“It should be noted that, although of some architectural interest, the former health clinic is not designated as a locally listed building and no objection has been raised to its replacement, subject to an appropriate design.”

It is accepted therefore that the demolition of Building 9 itself is acceptable. Furthermore it is considered that the proposed works involved with the restoration of the library and internal works would have little impact on the important fabric of the building itself, and its significance as an early 20th century library building would be unaffected.

The proposed internal works do not require planning permission in themselves, but would require listed building consent and as such is assessed as part of the consideration of the LBC application.

The application differs from the previous applications 21/4723/FUL and 21/4724/LBC, in so far as the previous applications proposed the removal of the library from its existing location to be located on the ground floor of the ‘Rotunda’ Building forming part of the Ravensfield and Fenella proposals.

In comparison in the current proposals the subject of this report, Hendon Library is proposed to remain within the existing building and will be expanded and fully refurbished to a high standard and in keeping with the character and appearance of the building. Public access to the ground floor will be maintained with improved access to the 1st floor reading rooms. New community spaces will be provided and the Hendon Police Safer Neighbourhoods Team will also be incorporated into the refurbished library building. The continued use of the public library within the listed building and its refurbishment is a positive step in ensuring its long-term conservation and is supported.

Various improvements are proposed to the library, both internal and external, for which a schedule of works has been provided, although no precise details have been submitted at this stage. The works include repairs, redecoration and some renewal. The library building will be restored, repaired and enhanced providing heritage benefits. Works have been identified to windows, doors, rainwater goods, with new lighting and heating, mechanical ventilation and a fire alarm system. These works will require specification and agreement.

The front elevation of the library will remain unchanged and the north and south flanks will be improved as a result of repairs and upgrading of the fenestration and redecoration to the external fabric. One of the beneficial proposals is to replace the existing uPVC sash windows with more appropriate timber versions.

Internally, the principal spaces within the library will remain unaltered and retain their existing character. The building's plan form will remain unaltered. The modern glazed additions within the entrance foyer will be removed and this will help to restore the visual appearance of the area around the main staircase. On the first floor, a modern mezzanine floor will be removed along with toilet fittings. The reading rooms will remain unaltered in plan and public access will be provided.

It should be noted that, although of some architectural interest, the former health clinic (B9) is not designated as a locally listed building and no objection has been raised to its replacement, subject to an appropriate design.

New Building

It follows therefore that the main heritage consideration in the assessment of the proposal is with the impact of the new replacement building. The new building would be 4 storeys with a mansard roof and connect with both the library and the town hall annexe. The northern elevation is staggered which adds interest to the façade and creates greater space to improve the public realm. The southern elevation facing the Town Hall would have a clean straight elevation. The vertical glazed links that 'bookend' the new building are stepped back to provide good visual articulation and perceived separation between the existing and new building forms. The link to the Annexe would have a flat roof and to the Town Hall a pitched roof which would meet the ridge height of the library roof.

Historic England have been consulted on this application and have given the Local Planning Authority the authorisation to 'determine the application for Listed Building Consent as seen fit.' Although they did provide pre-application comments. In these pre application comments they stated, the new building would have an impact on the setting of the surrounding and attached listed buildings, as well a physical impact where it linked to the town hall and library. However this harm would have to be balanced against the public benefits which include a full restoration of the library building including reinstatement of wooden sash windows.

They did express some concern over the scale in relation to the Town Hall however they concluded the "height difference would be moderate, and it would be the less significant rear portion of the town hall that would be affected." They confirm the architectural style of the proposed building, with repeated brick bay elevations, portrait windows, and a mansard roof, is contextual and appropriate. No issues are raised with the connection to the rear of the library although a small degree of harm as a result of oblique views of the Annexe being blocked by the new building from The Burroughs.

Some concerns were also raised during the pre-application stage which were likely to be harmful in regards to the roof of the existing library and the potential for the loss of the inward facing rooflights and rear dormer. HE had therefore advised that "the historic roof should remain unaltered." However the applicants submission confirms that these original features will now be retained and fully restored. Therefore officers

consider that this previously identified harm is no longer applicable, or at the very least significantly reduced .

Historic England's position is that the new building is broadly acceptable. The demolition of the health centre would cause a small degree of harm to the setting of the surrounding listed buildings, as would obscuring of the east face of the annex and the slightly excessive scale of the proposed new building. The harm caused, which is clearly less than substantial should be weighed against public benefits. These will be considered later in this section.

The Council's heritage officer has stated,

"The proposed replacement building would link the rear of the library to the town hall annexe. It would connect with that part of the library which has been the subject of unsympathetic extensions carried out in the 1970's. It has been designed in a contemporary style, but using a palette of materials, including red brick and white brick inner window frames that echo the materiality of the adjoining buildings. The scale and design of the new building are the same as that approved in 2022.

At 4 storeys the new building has been designed to be respectful of the scale of the neighbouring buildings and the roof has been purposely set back to reduce its visual impact when seen from ground level. The elevations are set out in a series of red brick bays with inset aluminium windows and doors with stone detailing and a metal mansard roof. The two glazed links provide sympathetic connections between the new building and the existing buildings, to reinforce a degree of separation between the new and old elements.

The design, scale, mass and bulk of the new building is considered appropriate for its setting, providing a comfortable transition between the rear of the library and the town hall annexe. When seen from The Burroughs the new development would be largely hidden from view and would have minimal visual impact on the principal views of the Town hall, Library and Fire Station."

In addition officers note that front elevation of the library will remain unchanged and the north and south flanks will be improved as a result of repairs and upgrading of the fenestration and redecoration to the external fabric. One of the beneficial proposals is to replace existing uPVC sash windows with more appropriate timber versions.

Officers note that various changes are proposed to the library, both internal and external, for which a schedule of works has been provided, although no precise details submitted at this stage. The works include repairs, redecoration and some renewal. The library building will be restored, repaired and enhanced providing some heritage benefits. Works have been identified to windows, doors, rainwater goods, with new lighting and heating, mechanical ventilation and a fire alarm system. These works are considered acceptable however will require details to be agreed via conditions.

Materiality

The application submission confirms the materiality of the new building has been carefully considered. The building generally consists of a clean pallet of brickwork, a 'curtain walling and a layered framed window system for the glazed elements' of the

scheme. The principle of a red brick that reflects that of the surrounding buildings is considered appropriate for the main elevations with limited use of modern materials (such as zinc roof and large format glazing at the link points).

Officers consider that the selection of appropriate high quality materials for the building will be very important, as will the attention to detail of individual features and the use of high quality hard and soft landscaping. Other key areas in the design would be the connections to the existing buildings in particular to the library and the roof screening. Accordingly notwithstanding the detailed submission, these matters will be controlled by way of conditions.

Summary

Taking all matters into consideration, officers views are that the proposals are considered to be acceptable, subject to further details both for the new building and the library, being secured through appropriate planning and listed building conditions. The proposed building would not affect the significance of the 'family' of three listed civic buildings on the Burroughs by virtue of development within their settings either individually or as an ensemble. The new building would only be visible obliquely from the Burroughs and in the context of similarly scaled campus buildings to the west of the Burroughs.

If, as Historic England have stated there is considered to be a small degree of harm caused by the scheme (less than substantial), then this can be weighed against the public benefits. This includes the restoration of the library building, reinstatement of appropriate heritage sash windows replacing existing inferior uPVC. In addition the proposal would also involve improvements to the public realm and permeability with additional landscaping to the front of the site which would enhance the setting of the listed buildings. Public access will also be retained to the listed Hendon Library building with access arrangements to be agreed through the formal legal agreement which would also allow access to the ornate reading rooms once they are fully restored.

Furthermore the applicant has also provided a list of the non-heritage public benefits which include:

- Maximising the reuse of previously developed land for affordable housing, social and community infrastructure – as part of the wider regeneration project.
- Delivery of student accommodation for Middlesex University - 50% affordable student accommodation.
- As part of the wider of regeneration project, significantly enhanced teaching space and ancillary facilities. The University is one of Barnet's largest employers, employing c.1,500 local and London-based staff.
- Re-providing improved community space and allowing for the release of site(s) for redevelopment.
- 100% 'affordable' purpose-built supported accommodation – as part of the wider regeneration project.
- Enhanced landscaping across the whole masterplan area.

- 33.43% on-site Net Gain in Biodiversity (National Government target 10%).
- Economic effects on local and regional economy during construction and operational use, e.g. job creation, wages as detailed within the ES.

As required by the NPPF, applications that directly or indirectly affect the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Policy DM06 also requires a balancing of harm with identified benefits. Following the assessment undertaken and set out above, it is considered that the proposed development is appropriate and if there is any low level harm caused, it is outweighed by the heritage and non-heritage benefits identified above.

The cumulative impact of the applications has also been considered as part of the overall impact of heritage issues. The EIA confirms the effects relating to individual sites and Townscape, Heritage and Visual Impact aspects do not interact with each other. This is because there is no direct intervisibility between the Proposed Developments. Therefore it is considered that there would be no adverse cumulative impacts on the heritage assets even when the developments are considered overall.

For the reasons given in the report above, it is identified that there would be less than substantial harm to the significance of the designated heritage assets which although of a limited nature has nonetheless been given considerable weight by officers.

As stated above, in arriving at its planning judgement officers have had fully in mind the requirements of sections 66(1) and s.72(1) of the P(LBCA)A 1990, by which Parliament intended that the desirability of preserving the settings of listed buildings and conservation areas should not simply be given careful consideration but “considerable importance and weight” when carrying out the balancing exercise. This gives rise to a strong statutory presumption against granting planning permission for development which would cause (any) harm to the settings of listed buildings or the settings of conservation areas, even where the harm would be “less than substantial” the balancing exercise cannot ignore the overarching statutory duties imposed by sections 66(1) and s.72(1). In the present instance, officers have therefore attached considerable importance and weight to the section 66(1) and s.72(1) duties when carrying out this assessment and have found that having regard to the less than substantial harm caused (as identified above) to heritage assets any presumption against the grant of consent has been clearly displaced by the substantial public benefits arising from the proposal.

In this case there would be a package of benefits that would arise from the development which have been attributed substantial and moderate weight with limited weight applied only to the financial benefits. In accordance with the NPPF it is considered that the overall package of these public benefits is of considerable and substantial importance which would clearly outweigh the harm to heritage assets notwithstanding the considerable weight given to the ‘less than substantial harm’ that would arise from the proposed development.

Policy DM01 requires that the principles set out in the national Police initiative, 'Secured by Design' should be considered in development proposals. The proposed development was subject to consultation with the Met Police who have raised no objections subject to the standard condition. Therefore a condition would be attached

to any permission requiring the proposed development and design to achieve Secured by Design accreditation.

3.4 Amenity Impact on Neighbouring Properties

Privacy/Outlook

The Barnet Residential Design Guidance SPD states there should be a minimum distance of about 21 metres between properties with facing windows to habitable rooms to avoid overlooking, and 10.5 metres to a neighbouring garden. Shorter distances may be acceptable between new build properties where there are material justifications.

There are no adjoining residential properties identified which would be adversely affected by the proposed development.

Daylight/Sunlight

The applicant has undertaken a Daylight and Sunlight assessment for the proposed development and neighbouring properties based on the approach set out in the Building Research Establishment's (BRE) 'Site Layout Planning for Daylight and Sunlight: A Good Practice Guide' (2022).

The BRE guidelines explain that the guidelines are not mandatory and that the guide should not be seen as an instrument of planning policy; its aim to help rather than constrain the designer. Although it gives numerical guidelines, these should be interpreted flexibly especially for non-residential properties and since natural lighting is only one of many factors in site layout design.

A Daylight/Sunlight Report has been prepared by GL Hearn in support of the proposed development. The daylight and sunlight has been assessed to the neighbouring properties, Town Hall, Annexe, Hendon Library, Fire Station and Hatchcroft. All are non-residential buildings with the exception of Hatchcroft which is a mixed use block with residential accommodation on the upper floors. For this building the report states that 37 windows have been assessed of which 33 met the guidelines and the Internal daylight has been assessed to 22 rooms of which all 22 met the guidelines.

Overall, the daylight was assessed to 402 windows of the surrounding buildings, of which 301 met the guidelines. Internal daylight has been assessed to 130 rooms of which 112 met the guidelines. This equates to a 86% pass rate which is considered more than reasonable. It should also be noted that the BRE allows for deviations to occur to neighbouring properties where the developing party owns the neighbouring properties.

It is important to consider that all residential accommodation meets the BRE and buildings with a special purpose still retain good daylight levels. Therefore on balance and in these circumstances officers consider that this would be acceptable.

Noise

A Noise Impact Assessment was produced by GL Hearn (see report for full assessment and details of proposed mitigations). The site is considered suitable for the proposed development with respect to environmental noise levels provided that plant noise emissions are controlled and designed in accordance with the report or other measures determined to be suitable at a detailed design stage, and the acoustic design for other noise-sensitive spaces is developed as part of the detailed design to meet relevant guidance.

The proposal and various reports have been reviewed by the Council's Environmental Health team. The officers have stated that due to the location of this site, which is surrounded by community buildings with some residential and commercial units across the main thoroughfare "The Burroughs", there is a precedent for the proposed usage. Therefore, impacts such as noise from potential users of the site will not be likely to have a significant impact. The site itself proposes no new car parking spaces instead it proposes a number of measures to use existing spaces along side a new car club and "blended learning" to reduce car trips. Therefore, the impact from increased car transport should be minimal. Also the Hendon Hub proposals will bring new student residential across the road to the Fenella site; this should increase only transport by foot by those students to and from the building. The site at the front on The Burroughs is relatively well served by public transport enabling public transport to be an option.

In considering the noise report and potential impact to neighbours, conditions are recommended to ensuring that any plant or machinery associated with the development achieves required noise levels for the surrounding environment. The council's environmental health team have also recommended appropriately worded conditions for noise reporting and impact mitigation, extract and ventilation equipment and plant noise. It should also be noted that any excessive or unreasonable noise is covered by the Environmental Protection Act 1990.

Air Quality

An Air Quality Assessment was produced by GL Hearn and an air quality neutral assessment has been undertaken in line with GLA guidance. The assessment concluded that the Development is expected to be Air Quality Neutral in terms of both building and transport emissions.

The development proposal and details were reviewed by the Council's Environmental Health team who have advised that the proposed development is acceptable. The proposal does not, in air quality terms, conflict with national or local policies, or with measures set out in the London Borough of Barnet's Air Quality Action Plan. There are no constraints to the development in the context of air quality.

The councils environmental health team conclude the air quality report is acceptable, and it states that mitigation is required through the construction phase to control dust emissions etc. The officers confirm that air quality is not a significant issue at this site and air quality mitigation is not required in the operational phase. The construction will require significant mitigation and therefore it is advised that a Construction Environmental Management Plan, as advised by the consultants, in order to control dust emissions and maintain good mitigation in line with current good practice is conditioned.

Suitable conditions are attached regarding ventilation and the submission of details of proposed plant and equipment. In respect of air quality neutral transport section, further details and measures are required relating to pedestrians and cyclists as detailed within the air quality neutral report. Therefore it is advised that a condition is included for a further air quality neutral update report which would include measures to improve sustainable transport. In respect of the design, the scheme contributed towards overall reductions in CO2 production, having regard to energy and sustainability policies. Accordingly appropriate conditions will be included to ensure all details and mitigation measures are secured.

3.5 Transport / Highways

Policy CS9 of the Barnet Core Strategy (Providing safe, effective and efficient travel) identifies that the Council will seek to ensure more efficient use of the local road network and more environmentally friendly transport networks, require that development is matched to capacity and promote the delivery of appropriate transport infrastructure. Policy DM17 (Travel impact and parking standards) of the Barnet Development Management Plan document sets out the parking standards that the Council will apply when assessing new developments. Other sections of Policies DM17 and CS9 seek that proposals ensure the safety of all road users and make travel safer, reduce congestion, minimise increases in road traffic, provide suitable and safe access for all users of developments, ensure roads within the borough are used appropriately, require acceptable facilities for pedestrians and cyclists and reduce the need to travel.

The application was accompanied with a Transport Assessment which has been reviewed by the council's transport highway officers who have advised that having read through the transport assessment that there are no significant changes from the previous transport comments which still apply. Subject to the satisfactory completion of a legal agreements and conditions the development is acceptable to LBB officers on transport grounds. For ease of reference the previous highways assessment (with minor changes where appropriate to the amended scheme) are set out in the comments below.

Existing Conditions

TfL's WebCAT tool indicates that the site PTAL value varies between 2 and 4 which indicates below average to good levels of accessibility. Taking this into account, measures that seek to improve the public transport accessibility and active travel credentials of the site should be a priority in order to deliver a sustainable development in transport terms.

The TA suggests that the PTAL value is 4, and therefore the site has a good level of accessibility. The current TFL PTAL calculation do not consider all the buses in the area and the applicant have undertaken additional PTAL calculations (included within the appendices) accounting for all the bus routes and that Hendon Central is within a walkable distance. LBB officers agree that the WebCAT tool is potentially underestimating public transport convenience in this location given the very close proximity to the PTAL 4 boundaries.

There is no net change in parking proposed. The parking at the current B9 site is only for disabled users and a service vehicle. The disabled parking will be retained. Parking for staff will be accommodated at existing locations throughout the campus.

Appendix A shows the levels of existing parking within the whole development area and where residential / public parking is to be removed, where the spaces will be re-provided.

In addition, the full site now falls within the HC2 CPZ area as the experimental extension to cover the Prince of Wales estate is set to become permanent.

Baseline Transport Data

The nature of the wider development is to provide student accommodation near to the existing University campus. There will be no net increase in the total number of students at the University. As existing students travel to the University including from Wembley, where there is an existing halls of residence and will close, the development will reduce the number of students travelling and therefore reduce the use of tube, rail and bus. An analysis of TfL's bus usage data from the 2018 Bus Origin Destination Surveys (BODS) has confirmed that there is spare capacity along the selected bus routes including the 183, 240 and 326 through Hendon.

The Personal Injury Accident (PIA) review that has been provided is based on the 'Crashmap' database and therefore does not provide sufficient details as to the exact nature of the incidents and possibly does not contain the most current data. The TA concludes that 'the data does not suggest that there are any safety issues that need to be taken account of and resolved as part of the re-development proposed for the site.' LBB cannot verify this based on available data and have requested a more detailed PIA review. This is being undertaken and will be included with the results of the Active Travel Zone healthy streets assessment.

Proposed Development

The development proposes including the provision of a teaching block including east and west connections to Hendon Library and Hendon Town Hall Annex and the change of use of the ground floor from a public library to University teaching accommodation. The proposals also include internal alterations to the existing library to facilitate its use for teaching accommodation. The proposals also include internal alterations to the existing library to facilitate its use for teaching and new multipurpose lecture theatre and event space. The proposals comprise the conversion of the existing library and a new extension to the rear of the library as follows:

- Existing Library element GIA 961 sqm (over two floors)
- New build Ground Floor – GIA 1201 sqm – (teaching facilities)
- New build First Floor – GIA 1122 sqm - (teaching facilities)
- New build Second Floor – GIA 1108 sqm – (teaching facilities)
- New build Third Floor – GIA 729 sqm including 44 sqm plantroom – (teaching facilities)
- New Build Total GIA = 4160 sqm
- The proposals include office space for up to 300 academic staff.

The applicants have indicated that events are likely to be irregular and are likely to take place in an evening, therefore not impacting on the local highway and PT network during peak periods. This is acceptable.

It is proposed that the academic staff on site, will be relocated from other parts of the university, largely from the existing R&F site and will not generate new trips on to the network. Parking is proposed to be re-provided within the Saracens West Stand Development and the MXU site surveys indicate that there are already has a large

number of underutilised cycle parking facilities to cater for demand. LBB officers would expect that the new building will provide cycle parking on-site (based on the proposed floorspace) to London Plan Standards and this should be secured by Condition.

It is noted that it is anticipated to have approximately 327 staff and 1,000 full time students who will use the facilities per day. However, the applicant have indicated that there is no intention by the University to increase its size and the proposals are a reallocation of uses within the campus including the provision of university accommodation. However, given that the proposed facilities are increasing in size and quality it is considered essential that a robust Travel Plan is in place for the development with ambitious targets and careful monitoring of the B9 use. Cycle Parking should be provided to maximum expected under the LP standards and a contribution towards monitoring the local CPZ to be secured.

Car Parking

It is mentioned that the site has 3 on-site car parking spaces, one used by the SLRS and the other two for disabled users. Whilst the SLRS space is proposed to be removed the disabled space are to be unaffected. However, it is also mentioned elsewhere in the report that there will be no parking on site and that there is negligible parking on site. LBB officers requested clarification and the applicant has confirmed that the two disabled spaces are located on the south-east corner of the existing library and accessed off The Burroughs adjacent to the Town Hall. The two parking spaces are not within the red line boundary of the B9 site and are therefore retained. The provision of disabled parking spaces (for all land uses) and electric vehicle charging points (20% active and remaining passive) in accordance with the London Plan should be demonstrated and conditioned.

The proposed low levels of parking would only be supported by the LB Barnet Transport Team subject to the following:

- Satisfactorily provision of sustainable transport and active travel measures / improvements;
- Implementation of a Travel Plan (to be conditioned);
- Protection of the local amenity from potential overspill parking via review / expansion of the Controlled Parking Scheme (CPZ);

It is considered that the proposed development should help enable a review / expansion of the CPZ scheme in order to address the above concerns. A request to be made for a financial contribution towards a CPZ review / upgrade (secured via s106 agreement).

Cycle Parking

The proposed levels of cycle parking proposed does not appear to comply with the minimum standards set out within the London Plan. Cycle provision should cover all land used proposed. Compliance with policy requirements should be demonstrated.

Details of cycle parking provision / facilities should be provided on-site and in accordance with the London Plan and London Cycle Design Standards. This requirement should be conditioned as part of the planning consent.

General Layout

The site layout plan should be fully dimensioned to help with the review process with swept path analysis provide were appropriate (e.g. servicing areas, carriageway / aisle / access / footway widths, car parking bays etc.).

Clarification is sought as to whether any improvement works / physical changes are proposed to the highway infrastructure as well the need for a s278 agreement. Reference is made in relation to the improved infrastructure relating to a cycle lane on the A504 The Boroughs. LBB officers have made recommendations on this as part of the Ravensfield and Fenella application (21/4709/FUL). The comments were:

“Officers noted that reference is made in relation to the improved infrastructure relating to a cycle lane on the A504 The Boroughs. LBB officers are concerned that there is insufficient road-space to incorporate a meaningful length of cycleway on the Burroughs. However, officers would welcome a feasibility study into the potential for achieving this in the future – through a s.106 contribution.”

The vehicle / pedestrian and vehicle / vehicle visibility splays should be shown on plan to demonstrate that there would be no obstructions to visibility requirements.

Clarification is required prior to commencement and to be secured by condition as to whether any sections of the public highway will be subject to a Stopping Up application or if any sections are to be given up for adoption.

Healthy Streets Assessment/ATZ

A detailed Active Travel Zone assessment of the key walking and cycling corridors surrounding the Development is being undertaken by the applicants. Proposed improvements within reasonable distance from the site will be included within the s.106 agreement for funding contributions towards their implementation. This is in line with LBB and TfL sustainable travel policies and future mode share targets.

Travel Plan

A Framework Travel Plan has been produced; Barnet transport Officers require that a more ambitious target for should be set to further encourage uptake of sustainable travel modes. The current plan targets of an increase of 5% in public transport use and 5% decrease in car use are insufficient, and is therefore recommended to review the targets, measures and action in the Travel Plan ensuring it would be aimed to achieve the Mayor's Strategic Target of 80% trips to be made by sustainable transport modes. Details to be included of exact measures and expected time scale to achieve the targets.

The applicant shall therefore secure the final Travel Plan by s106 agreement accordingly.

Car Parking Design and Management Plan

A Car Parking Design and Management Plan should be conditioned as part of the planning consent. This would detail how the surrounding car parking supply will be designed / controlled / managed.

It is noted that reference has been made to the introduction of a booking system for the car parks. More detail should be provided at this stage as to how this will operate and the proposed user allocation / priority.

Delivery and Servicing Management Plan / Refuse Collection Strategy

Details of servicing, delivery and refuse arrangements for all land uses proposed have not been provided. This may need to be supported by swept path analysis. The swept path analysis should show vehicles being able to successfully pass standing refuse / delivery vehicles at locations that appear to be geometrically constrained. The swept paths of the large delivery vehicles entering / leaving each of the access points should be provided.

All servicing / delivery requirements should be accommodated within the confines of the site as opposed to relying on the public highway.

A Delivery and Servicing Management Plan should be conditioned as part of the planning consent. The maximum size of vehicles anticipated to use the site should be confirmed and controlled via a Delivery and Servicing Management Plan.

Construction

A Construction Logistics Plan (CLP) along with a Construction Worker Travel Plan (CWTP) should be conditioned as part of the planning consent. This should take into account the cumulative impacts of works in the surrounding area.

Public Transport Impacts

The applicants have provided analysis on the loadings for high frequency buses within the area. These include the 183 and 326 which route along the A504 'The Burroughs' and the 240 which serves the A502 Brent Street / Parson Street. The analysis used TfL's bus usage data from the 2018 Bus Origin Destination Surveys (BODS). The analysis confirms that there is significant spare capacity on these buses in both directions of travel and there are available spare seats over the hour as a whole.

Capacity calculations have been undertaken at the Network Rail Hendon station and at the London Underground station at Hendon Central. This is a static analysis based on the Network Rail guidance contained in "Station Capacity Planning Guidance" Network Rail, 2016 and the London Underground standards contained in S1371 A7 "Station Capacity Planning". Passenger data, pre COVID, was sourced from the Office of Road and Rail for Hendon station and the London Underground data from NUMBAT 2018. Dimensions and station layouts were determined through site visits. The assessment shows that there are no capacity issues at Hendon station but there is an indication that in future one additional Gateline maybe required in the PM Peak.

This assessment and potential requirement should be confirmed with TfL and a contribution agreed.

HEADS OF TERMS S.106

- Funding for measures identified in ATZ/PIA
- Funding for local Cycle lanes/Pedestrian improvements identified by LBB Highways
- Funding to improve pedestrian pinch-points along The Burroughs
- Travel Plan with robust targets demonstrating commitment to London plan mode share targets
- Hendon Station Gateline (tbc by TfL)
- CPZ Monitoring
- Travel Plan Monitoring

All Highway Works associated with the development to be provided via s.278 Agreement

CONDITIONS

- A Servicing and Delivery Plan - Condition
- A Construction Logistics Plan - Condition
- Car Park Management Plan – Condition
- Refuse & Recycling Strategy - Condition
- EVCP provision to London Plan Standards – Condition
- Cycle Parking to London Plan Standards provided on site – Condition
- Prior to commencement of the development dimensions of parking arrangements and swept path analysis to be submitted and agreed with the planning authority – Condition
- Prior to the commencement of the development, details of any highways to be stopped under Section 247 of the Town and Country Planning Act shall be submitted to and agreed with the Local Planning Authority.

3.6 Landscaping, Trees and biodiversity

The ‘sustainable development’ imperative of NPPF includes enhancing the natural environment and improving biodiversity. London Plan 2021 states that development proposals, where possible, should make a positive contribution to the protection, enhancement, creation and management of biodiversity. Barnet Local Plan policy DM16 states that when it is considering development proposals the council will seek the retention, enhancement or creation of biodiversity.

The public realm associated with Building 9 primarily consists of 2 elements; the first to create improved transition routes to facilitate pedestrian movement and the second is to enhance the setting for the proposed and existing buildings. The external proposals will contribute to revitalising the Burroughs by improving the street scene; the newly improved public realm in front of the library and town hall will provide a high quality space that enhance the significant buildings whilst creating a gateway to pedestrians travelling to Building 9 and Grove Park beyond. These pedestrian improvements along The Burroughs would be secured through the formal s106 legal agreement.

An Arboricultural Impact Assessment has been submitted with the planning application. This The development results in the removal of two semi-mature (SHA reference G14). In addition, the removal of a semi mature cedar (T9) due to its low quality form and the impracticality close to the proposed hard landscaping feature. Two new trees will be planted as replacements to the front.

These details have been reviewed by the councils Arboriculturalist who has confirmed the principle as set out is acceptable. However the value of the trees to be removed is required using the CAVAT value (appropriate valuation system) and set out how this has been accounted for through replacement tree planting.

Officers note the proposal for x 2 Acer ‘Streetwise’ trees to the front of the Town Hall. However the council’s Arboriculturalist has stated this “misses a generational opportunity to plant x 2 large landmark trees”. Therefore a more significant species would be required such as *Platanus orientalis*, hornbeam or for example. These two

proposed trees should also be planted at large nursery stock (35cm girth +) to make an immediate impression. These details will therefore be secured via condition.

The proposal also results in a 33.43% on-site Net Gain in Biodiversity which is welcomed.

There are no arboricultural reasons to object to this application, subject to the acceptable level of compensation in accordance with policies London Plan G7. The development is in accordance with planning policy DM01, DM16 and Policy G6 and G7 of the London Plan.

In addition officers also note that details and specifications are also important around the new building as well along the main frontage on The Burroughs. Therefore it is agreed that the details should be secured through conditions including for example a comprehensive landscape and ecological management plan.

Ecology

The Council's Ecology Consultants have reviewed the submitted Environmental Ecology Appraisal Report. Their comments are set out below.

There is 1 statutory site within 2km; Brent Reservoir Welsh Harp SSSI and LNR is 1.3km south west. We are satisfied that the site will not be affected by the proposal and that the evidence provided by the applicant is sufficient to address potential impacts and implications on biodiversity receptors. The site is within the IRZ of Brent Reservoir/ Welsh Harp but does not fall within the criteria of consultation with Natural England.

The scheme also falls near 14 local sites of nature conservation interest however, these are separated functionally by the urban environment; therefore, impacts are considered negligible

Bats

The previous submitted ecology report carried out pursuant to planning application 21/4723/FUL included a dawn to dusk emergence survey which found that no bats emerged from the building and as such concluded that no further consideration into roosting bats was required.

Due to the passage of time a Preliminary Bat Roost Assessment and Endoscope Survey of Trees was carried out by the applicant in January 2024 and submitted to the Council. The report found no evidence of bats being present in the building, although not all areas of the roof could be investigated although the report further recommends that further surveys are carried out between May and September which is also recommended by the Council's ecologist.

Notwithstanding this it is noted that the previous surveys which included dusk to dawn surveys did not find any evidence of bats being present and given that the previous application is capable of being issued and development commencing as is, it is considered that in this instance that this matter can be covered by the appropriate ecological safeguarding conditions.

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 licensed bat ecologist

has been consulted and advice sought on how best to proceed under current laws and legislation. 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 2018 (as amended).

The Council is satisfied that the net 33.43% Gain in Biodiversity adequately demonstrates post development gains in biodiversity.

Nesting birds

Trees and scrub are likely to contain nesting birds between 1st March and 31st August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.

Hedgehogs and other mammals

Vegetation clearance should be undertaken in a sensitive manner to allow terrestrial mammals to disperse. Any excavations that need to be left overnight should be covered/fitted with mammal ramps to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120 mm must be covered at the end of each workday to prevent animals entering/becoming trapped or ensnared.

Proposed Planning Permission Conditions

Lighting

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.

Biodiversity Enhancement Recommendations

In line with the National Planning Policy Framework (NPPF 2021) 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 please ensure that the Biodiversity Enhancement Recommendations in Section 5.5 are adhered to and enforced through a suitably worded condition or conditions.

Accordingly it is considered that the proposal is acceptable in ecological terms and appropriate details can be secured via conditions.

Archaeology

The development boundary falls within an identified 'Local Areas of Special Archaeological Significance'. A Desk-Based Archaeology Assessment was produced to identify the archaeological potential of deposits on the application site and consider the proposed scheme's likely impact on them.

Accordingly, The Greater London Archaeological Advisory Service (GLAAS) was consulted on this application and they have confirmed there are no objections and have requested an archaeological condition which could provide an acceptable safeguard. This will therefore be included.

3.7 Energy/Sustainability

London Plan 2021 Policy SI 2 requires development proposals to make the fullest contribution to minimising greenhouse gas emissions in operation and minimising both annual and peak energy demand, in accordance with the following energy hierarchy:

- Be lean: use less energy
- Be clean: supply energy efficiently
- Be green: use renewable energy
- Be seen: monitor, verify and report

Policy SI 2 5.2 'Minimising Greenhouse Gas Emissions' states major development proposals should include a detailed energy strategy to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy. A minimum on-site reduction of at least 35% beyond Building Regulations is required for major development. The London Plan 2021 sets out the sustainable design and construction measures required in new developments. Proposals should achieve the highest standards of sustainable design and construction and demonstrate that sustainable design standards are integral to the proposal, including its construction and operation.

Local Plan policy DM01 states that all development should demonstrate high levels of environmental awareness and contribute to climate change mitigation and adaptation. Policy DM04 requires all major developments to provide a statement which demonstrate compliance with the Mayor's targets for reductions in carbon dioxide emissions, within the framework of the Mayor's energy hierarchy. Proposals are also expected to comply with the guidance set out in the council's Supplementary Planning Documents (SPD) in respect of the requirements of the Code for Sustainable Homes.

The proposed development is accompanied by an Energy Statement prepared by Capita. The proposed strategy follows a best practice approach, based on the Mayor of London's Energy Hierarchy. The supporting Energy Statement outlines the energy strategy which is predicted to achieve a 87% site-wide saving in CO₂ emissions based on the modelling completed. The remaining 13% reduction of CO₂ emissions shall be off-set by a cash in-lieu payment to the London Borough of Barnet, based on £95 per Tonne per annum over 30 years. This amounts to 171 Tonnes CO₂, which shall therefore be off-set by a carbon off-set contribution of £16,245.

3.8 Flood Risk / SUDS

Policy CS13 of the Barnet Core Strategy states that "we will make Barnet a water efficient borough and minimise the potential for fluvial and surface water flooding by ensuring development does no cause harm to the water environment, water quality and drainage systems. Development should utilise Sustainable Urban Drainage

Systems (SUDS) in order to reduce surface water run-off and ensure such run-off is managed as close to its source as possible subject to local geology and groundwater levels”.

A Drainage Strategy prepared by WSP has also been provided. In accordance with the requirements of NPPF (National Planning Policy Framework), and accompanying Planning Practice Guidance, a review of the development site was undertaken for the use of suitable SuDS techniques. The sustainable drainage systems hierarchy identified and outlined in The London Plan (2021), Chapter 9, Policy SI 13, requires that an assessment for the drainage proposals has been conducted. In this instance, attenuating the rainwater for gradual release via the use of below ground geo-cellular storage tanks is proposed in order for the connection to be made to the existing public sewer in The Burroughs at a restricted rate of approximately 2.1l/s. This is in accordance with Greenfield run-off rates and is also subject to an approved Section 106 Agreement (indirect connection) with Thames Water.

The proposed attenuation tank is to be located beneath the hardstanding area in the southern section of the site between the proposed new B9 building and the existing Town Hall. All drainage is to be assessed for a 1 in 100-year return period + 40% climate change event, so that no on-site flooding of the buildings will occur.

The Drainage Strategy and details have been reviewed by the council’s drainage and flood consultants who have raised some concerns regarding the assessment undertaken. Notwithstanding this as the proposed drainage strategy is unchanged from the previous application and given that no objections have been received from Thames Water, it is considered that this matter can adequately be dealt with by means of planning condition.

4. Planning Obligations & CIL

Planning Obligations

Policy CS15 of the Barnet Local Plan states that where appropriate the Council will use planning obligations to support the delivery of infrastructure, facilities and services to meet the needs generated by development and mitigate the impact of development.

In accordance with development plan policies the list of obligations as set out in the heads of terms at the beginning of this report; are required to be secured through a legal agreement with the developer.

Community Infrastructure Levy (CIL)

Barnet CIL

As noted in SPD para 2.2.11, the purpose of Barnet’s CIL is to secure capital funding to help address the gap in funding for local infrastructure. The money raised by Barnet’s CIL will be used to pay for infrastructure required to mitigate the impact of development across the Borough.

Barnet recently revised its CIL Charging Schedule increasing the CIL charging rate from £135 per sqm to £300 per sqm for residential floorspace. CIL is also payable at a lower amount on some of the commercial but not the community or educational

floorspace.

Mayoral CIL

From 1 April 2012, the Mayor of London started charging CIL on development to help provide £300m towards the cost of delivering the Crossrail project, a strategic priority to support the growth and development in London.

From 1 April 2012 to 1 April 2019 all chargeable development in Barnet paid a flat rate of **£35 per square metre - *Nil rate for Health and Education uses.**

The Mayor increased the rate to £60 a square metre for planning permissions granted from 1st April 2019.

Indicatively in accordance with figures provided with the application, the scheme would generate £ 1,381,248.58 in Mayoral Cil calculations.

5. Planning Benefits and Balance

Taking all matters into consideration, officers views are that the proposals are considered to be acceptable, subject to further details both for the new building and the library, which would be secured through appropriate planning and listed building conditions. The proposed building does not affect the significance of the 'family' of three listed civic buildings on the Burroughs by virtue of development within their settings either individually or as an ensemble. The new building will only be visible obliquely from the Burroughs and in the context of similarly scaled campus buildings to the west of the Burroughs.

If there is considered to be a small degree of harm caused by the scheme (Historic England's position), then this is clearly less than substantial and can be weighed against the public benefits. In accordance with Barnet policy DM06 and paragraph 208 of the NPPF, the harm should be weighed against the public benefits.

The heritage benefits of the scheme which have been identified are:

- The restoration and re-purposing of the listed existing Hendon Library building.
- The reinstatement of appropriate heritage sash windows replacing existing inferior uPVC windows.
- Enhancements to the permeability and landscaping of the site.
- Public realm improvements along The Burroughs enhancing the setting of the trio of civic listed buildings.

The site and the Hendon Hub Project also brings a number of substantial wider non-heritage benefits which are also set out below:

- A new refurbished Hendon Library building
- Optimisation a brownfield sites delivering a total 565 student units with 50% affordable (equal to 226 conventional housing units).
- Maximising the reuse of previously developed land for housing and social infrastructure – as part of the wider regeneration project.

- As part of the wider of regeneration project, significantly enhanced teaching space and ancillary facilities. The University is one of Barnet's largest employers, employing c.1,500 local and London-based staff.
- Re-providing improved community space and allowing for the release of sites for redevelopment.
- 100% 'affordable' purpose-built supported accommodation.
- Enhanced landscaping across the whole masterplan area.
- 53.45% on-site Net Gain in Biodiversity (National Government target 10%).
- S106 contributions
- Economic effects on local and regional economy during construction and operational use, e.g. job creation, wages etc.
- Community Infrastructure Levy (CIL) contributions to improve local infrastructure.

6. Conclusion of Planning Balance

For the reasons given in the assessment sections above, it is identified that there would clearly be less than substantial harm to the significance of the designated heritage assets which although of a limited nature has nonetheless been given considerable weight by officers. Large levels of pre-application meetings and community consultation was undertaken prior to the submission of the application which heavily focused on heritage and design including the public realm and landscaping. A detailed submission has been provided in respect to these elements which seeks to appropriately integrate the proposed development within the specific site constraints, existing character of the site and surrounding area including the context of the nearby listed buildings.

In this case there would be a package of benefits that would arise from the development which have been attributed substantial and moderate weight. With limited weight applied only to the financial benefits. In accordance with the NPPF it is considered that the overall package of these public benefits is of considerable and substantial importance and that it would clearly outweigh the less than substantial harm that would arise through the proposed development.

As stated above, in arriving at this planning judgement officers have had fully in mind the requirements of sections 66(1) and s.72(1) of the P(LBCA)A 1990, by which Parliament intended that the desirability of preserving the settings of listed buildings and conservation areas should not simply be given careful consideration but "considerable importance and weight" when carrying out the balancing exercise. This gives rise to a strong statutory presumption against granting planning permission for development which would cause (any) harm to the settings of listed buildings or the settings of conservation areas, even where the harm would be "less than substantial" the balancing exercise cannot ignore the overarching statutory duties imposed by sections 66(1) and s.72(1).

In the present instance, officers have attached considerable importance and weight to the section 66(1) and s.72(1) duties when carrying out this assessment and have found that having regard to the less than substantial harm caused (as identified above) to heritage assets any presumption against the grant of consent has been clearly displaced by the substantial public benefits arising from the proposal.

Therefore, subject to mitigation, measures relating to design, character and appearance, landscaping, highways, noise, contamination, air quality, transport impacts and sustainability would be secured via S106 obligations and relevant conditions.

7. Equality and Diversity Issues

Section 149 of the Equality Act 2010, which came into force on 5th April 2011, imposes important duties on public authorities in the exercise of their functions, including a duty to have regard to the need to:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;*
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;*
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.*

For the purposes of this obligation the term "protected characteristic" includes:

- age;
- disability;
- gender reassignment;
- pregnancy and maternity;
- race;
- religion or belief;
- sex;
- sexual orientation.

In considering this application and preparing this report Officers have had regard to the requirements of this section and have concluded that a decision to grant planning permission for this proposed development will comply with the Council's statutory duty under this legislation for the reasons set out below. The site is accessible by various modes of transport, including by foot, bicycle, public transport and private car, thus providing a range of transport choices for all users of the site..

The development includes level, step-free pedestrian approaches to buildings to ensure that all occupiers and visitors of the development can move freely in and around the public communal spaces. A Lift is also provided to provide step-free access between the ground and the upper levels. Dedicated parking spaces for people with a disability will be provided in convenient locations.

The proposals are considered to be in accordance with national, regional and local policy by establishing an inclusive design, providing an environment which is accessible to all. Officers conclude that the proposed development will overall contribute to the objective set out in section 149 and there is no adverse equality impact from this development.

Overall, it is not thought that any of the protected characteristics are majorly negatively affected. It is considered that the majority of vulnerable groups are impacted positively to some extent, including: disability, pregnancy/maternity, gender reassignment, and race/ethnicity. A significant number of mitigations and adjustments have been made to the scheme since then to accommodate for concerns regarding equalities and from consultation feedback. These include:

- Reduction in student accommodation unit numbers by 26%
- Introduction of additional placemaking improvements improving lighting and quality of space, and further service provisions, including a healthcare service and a potential Safer Neighbourhoods Team base
- CPZ and parking restrictions for new student population (introduced for non-disabled students only)
- DDA compliance of buildings, with 10% of accommodation provided being disability-friendly
- Removal of 2 car parks from the scheme with no overall net loss in parking
- Introduction of gender-neutral toilets in public space
- Relocation of community uses to a more prominent community hub on the RFC site

The African Cultural Association (ACA), Meridian and the community hall are proposed to be relocated to a community hub that is to be located approximately 0.3 miles away from their existing facilities, on the RFC site. The time to walk from the existing to the proposed facility is likely to be circa 6 minutes for a person without mobility issues. The new facilities will be located adjacent to the proposed library building and will occupy a prominent location on The Burroughs. The Citizens Advice Bureau (CAB) will also be located in the same 'community hub' on the RFC site.

The MENCAP unit is proposed to be relocated to 154 Station Road, Hendon, which is a council-owned building located approximately 0.6 miles away from their current facility on the Meritage Centre (a circa 14 minute walk for a person without mobility issues, or a 5 minute drive). MENCAP have a proposed change in service offer that this building will better facilitate. The applicant's team have been working with MENCAP on this relocation site.

The proposed library would move across the road on The Burroughs circa 110 yards away (a circa 2-minute walk away for a person without mobility issues). It would occupy the ground floor of the new building and would include an improved disabled access, better planned space to take into account equalities for all users with the addition of 100 sqm for the use of the community and local groups. This is considered to have a positive impact on age and disability.

As a result, the cumulative impact of the scheme is thought to be slightly positive from an equalities perspective. In this regard account has been taken of the impact on older people (65+), disabled persons and other persons of restricted mobility and other protected characteristics. The impact on these groups is considered minimal, due to the close proximity of the proposed siting of the new facilities, including the library, to the existing facilities (i.e. across the road), the position of no net reduction in car spaces across the Hendon Hub Estate, the provision of disabled blue badge parking on site and the fact that the proposed replacement facilities including the proposed library will be provided in a modern fit for purpose building complying with modern standards including for disabled access.

Existing users of the Hendon Hub Estate facilities such as the Residents' forums, African Culture Association, Citizen's advice Bureau, and the Chinese Mental Health Association will continue to be open across the remainder of the development period and will be provided with equally commodious new replacement facilities of greater floorspace than their existing facilities as a result of the redevelopment.

It is also noted that the applicant has submitted an Equalities Impact Assessment (EQIA) in support of the application and advised that this document will be kept under constant review and updated throughout the lifecycle of the Hendon Hub development to manage Equalities considerations.

Officers conclude that there is no adverse equality impact from this application. The proposals are considered to be in accordance with national, regional and local policy by establishing an inclusive design, providing an environment which is accessible to all. Officers conclude that the proposed development will overall contribute to the objective of the legislation

In addition, officers have also considered the proposal in terms of the Human Rights Act 1998 (HRA 1998) and in particular but not only, articles 8 (respect for home and family life) 2 (right to education) and 14 (non discrimination) of the European Convention on Human Rights (ECHR). Officers consider that granting planning for this development proposal would not breach the ECHR or the HRA 1998.

8. Crime and Disorder

Section 17 of the CDA requires local authorities to consider the crime and disorder implications of their decision. As specified earlier in this report, the crime prevention officer of the metropolitan police was consulted on this application and responded advising that the application has taken designing out crime into account in the design of the proposal. The Secured by Design Officer raises no objections to the proposal subject to appropriate conditions and the applicant securing final secured by design accreditation. These matters have therefore been carefully considered and are secured by condition to ensure the proposal is in full accordance with Section 17 of the CDA.

9. Conclusion

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the Council to determine any application in accordance with the statutory development plan unless material considerations indicate otherwise. All relevant policies contained within the development plan, as well as other relevant guidance and material considerations, have been carefully considered and taken into account by the Local Planning Authority. It is concluded that the proposed development overall accords with the relevant development plan policies. There are no material considerations against the proposal which would outweigh the presumption in favour of the grant of planning permission. It is considered that there are material planning considerations which justify the grant of planning permission. Accordingly, subject to the satisfactory completion of the Legal Agreement, **APPROVAL** is recommended for Planning and Listed Building Consent subject to conditions as set out above

SITE LOCATION PLAN – Reference: 23/2869/FUL & 23/2907/LBC

