

PLANNING AND ENVIRONMENT COMMITTEE

29 JULY 2010

ITEM 7

REPORT OF THE
ASSISTANT DIRECTOR OF PLANNING AND
DEVELOPMENT MANAGEMENT

BACKGROUND PAPERS – GENERAL STATEMENT

The background papers to the reports contained in the agenda items which follow comprise the application and relevant planning history files, which may be identified by their reference numbers, and other documents where they are specified as a background paper in individual reports. These files and documents may be inspected at:

Building 4, North London Business Park
Oakleigh Road South
New Southgate
London N11 1NP

Contact Officer: Mrs V Bell, 020 8359 4672

PLANNING AND ENVIRONMENT COMMITTEE

DATE: 29 JULY 2010

INDEX TO THE REPORT OF THE ASSISTANT DIRECTOR OF PLANNING AND DEVELOPMENT MANAGEMENT

B/01960/10

1 - 30

Brunswick Park

Brunswick Park, Osidge Lane, London, N14

Reserved matters application seeking approval for i) design of the buildings, including floor areas, height and massing; ii) external appearance; iii) Landscaping; in relation to Block F comprising 533 residential units pursuant to Condition 6 of outline planning permission reference W00198AA/04 dated 08/04/05.

APPROVE

H/01862/10

31 - 89

Colindale

Zenith House, The Hyde, London, NW9 6EW

Extension to time limit for implementing planning permission W/01156/AH/07 dated 05/10/07 for 'Demolition of part of existing office/warehouse building including retention of front facade and partial rebuild, and erection of two to eleven storey buildings at podium level to comprise 215 residential units with 215 car parking spaces within basement, 4286sqm of Class D1 (Community Centre) on the ground and first floors with 225 associated parking spaces within the former warehouse building (at ground, mezzanine and first floor levels), 293sqm Class A3 (restaurant) on the ground floor with 5 associated car parking spaces within the basement, a landscaped courtyard at podium level with children's play area, pedestrian access from Colindale Avenue, and erection of single storey enclosures to accommodate refuse storage, cycle storage and plant machinery.'

APPROVE

F/01858/10

90 - 100

Finchley Church End

53 Arden Road, London, N3 3AD

Demolition of existing bungalow and erection of a three storey building comprising of 6 two bedroom self-contained flats with roof terrace, associated off-street parking and amenity space.

APPROVE SUBJECT TO A SECTION 106 AGREEMENT

W13937/04 & W13230A/07

101 - 109

West Hendon

West Hendon Estate, London, NW9

Deed of variation to Section 106 agreements attached to W13230A/07 in respect of the 'Third Schedule' and W13937/04 in respect of Schedules 'C' and new schedule 'T'.

APPROVE

F/01757/10

110 - 116

Woodhouse

Finchley Memorial Hospital, Granville Road, London, N12 0JE

Non material amendment to change wording of condition 18 to 'a scheme for acoustic fencing along the boundary with Granville Road shall be submitted in writing and approved by the local planning authority prior to development. This scheme shall be fully implemented before the development, hereby permitted is brought into use.

APPROVE

C/17559/08

117 - 135 (plus Appendix)

Childs Hill, Golders Green, West Hendon

Brent Cross Cricklewood Regeneration Area, North West London

Outline planning application for comprehensive mixed use redevelopment of the Brent Cross Cricklewood Regeneration Area comprising residential uses (Use Class C2, C3 and student/special needs/sheltered housing), a full range of town centre uses including Use Classes A1 – A5, offices, industrial and other business uses within Use Classes B1 - B8, leisure uses, rail based freight facilities, waste handling facility and treatment technology, petrol filling station, hotel and conference facilities, community, health and education facilities, private hospital, open space and public realm, landscaping and recreation facilities, new rail and bus stations, vehicular and pedestrian bridges, underground and multi-storey parking, works to the River Brent and Clitterhouse Stream and associated infrastructure, demolition and alterations of existing building structures, CHP/CCHP, relocated electricity substation, free standing or building mounted wind turbines, alterations to existing railway including Cricklewood railway track and station and Brent Cross London Underground station, creation of new strategic accesses and internal road layout, at grade or underground conveyor from waste handling facility to CHP/CCHP, infrastructure and associated facilities together with any required temporary works or structures and associated utilities/services required by the Development (Outline Application).

Submission of Environmental Statement.

APPROVE

LOCATION: Brunswick Park, Osidge Lane, London, N14

REFERENCE: B/01960/10

Received: 13 May 2010

WARD(S): Brunswick Park

Accepted: 13 May 2010

Expiry: 12 August 2010

Final Revisions:

APPLICANT: Elevate Partnerships Ltd

PROPOSAL: Part single/part two storey building to provide medical centre, library, children's centre and nursery, acorn assessment centre, pharmacy and café along with associated parking and access. Demolition of existing library and health centre at Osidge Lane/Brunswick Park Road and community hall on Osidge Lane and creation of new area of metropolitan open land.

RECOMMENDATION I:

The application represents a departure from the development plan and therefore will need to be referred to the Mayor of London and the Government Office for London.

RECOMMENDATION II

That (subject to obtaining the Mayor's and the Secretary of State's respective decisions not to direct refusal of and/or to call in the application) the Assistant Director of Planning and Development Management be instructed to APPROVE the application ref: B/01960/10 under delegated powers and grant planning permission subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: 12292_00_00_P1, 12292_00_01_P1, 12292_05_00_P1-P1, 12292_15_00_P1-P1, 12292_15_01_P1-P1, 12292_15_02_P1-P1, 12292_20_01_P1-P1, 12292_20_02_P1-P1, 12292_20_03_P1-P1, 12292_30_01_P1-P1, 12292_30_02_P1-P1, 12292_90_01-P7, 12292_90_02-P6, 12292_90_03-P8, 12292_90_04-P5, 12292_90_05-P4, 12292_90_06-P4, 12292_90_07P, Planning statement, Design and Access Statement, Sustainability strategy, BREEAM, Renewable's Report, Transport Assessment, Framework Travel Plan, PBA Technical Note 15th June 2010, Land Contamination, Noise/Acoustic report, drain survey, Flood Risk Assessment, Ecological report, Arboricultural report, Archeology report, Statement of Community Involvement, Planning Response to the Mayors Stage 1 Report, Planning Response to CABE comments.

Reason:

For the avoidance of doubt and in the interests of proper planning.

2. This development must be begun within three years from the date of this permission.

Reason:

To comply with Section 51 of the Planning and Compulsory Purchase Act, 2004.

3. Prior to the commencement of the development a phasing plan for the whole development containing a timetable for the submission of details for conditions shall be submitted to and approved in writing by the Local Planning Authority.

Reason:

To safeguard the amenities of the adjoining residential properties and in the interests of pedestrian and highway safety and the free flow of traffic.

4. Before this development is commenced, details of the levels of the building(s), road(s) and footpath(s) in relation to adjoining land and highway(s) and any other changes proposed in the levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To ensure that the work is carried out at suitable levels in relation to the highway and adjoining land having regard to drainage, gradient of access and the amenities of adjoining occupiers and the health of any trees on the site.

5. The demolition and/or construction of the development hereby approved shall be carried out in accordance with a method statement and construction management plan, which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Any demolition shall be carried out in complete accordance with the approved scheme. Any details submitted in respect of the construction traffic management plan above shall control the hours, routes taken and security procedures for construction traffic to and from the site and the method statement shall provide for the provision of on-site wheel cleaning facilities during demolition, excavation, site preparation and construction stages of the development, recycling of materials, the provision of on-site parking facilities for contractors during all stages of development (excavation, site preparation and construction) and the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials and a community liaison contact. The Construction Management Plan shall make provision for pedestrian access to park and pedestrian and vehicle access to access road serving the school and rear of properties in Osidge Lane.

Reason:

In the interests of highway safety in accordance with Policy M11 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

6. Details of the transitional arrangements for car parking during the construction phase shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted commences. The transitional arrangements as approved shall be implemented in accordance with the approved details and operate during the construction phase. The areas set aside for this purpose shall be used solely for the parking and turning of vehicles.

Reason:

To ensure that parking and associated works are provided in accordance with the Councils standards in the interests of pedestrian and highway safety and the free flow of traffic.

7. No development shall take place until details of the arrangements to meet the obligation for travel plan monitoring contributions has been submitted to and approved in writing by the local planning authority.

Reason:

To ensure a sustainable form of development, in the interests of highway safety, the free flow of traffic and to protect the residential amenities of neighbouring residents. in accordance with policies GSD, GNon Car and M3 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

8. Before the development hereby permitted is occupied, parking spaces shall be provided in accordance submitted drawings and that area shall not thereafter be used for any purpose other than for the parking and turning of vehicles associated with the 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 Policies M11, M13 and M14 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

9. In accordance with the approved phasing plan details of the refuse collection arrangements shall be submitted to and agreed in writing by the Local Planning Authority. The refuse collection point must be within 10 metres of the access road to the public highway, otherwise the site must be constructed to allow refuse collection vehicles to enter the site and to turn within the site. The access road within the site must be constructed to adoptable standards.

Reason:

In the interest of highway safety in accordance with Policy M11 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

10. Before the development is occupied the Travel Plan shall be submitted and to and approved by the Local Planning Authority. This should include the appointment of a Travel Plan coordinator The Travel Plan should be reviewed annually in accordance with the target set out in the Travel Plan.

Reason:

To encourage the use of sustainable forms of transport to the site in accordance with policies GSD, GNon Car and M3 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

11. Before the development hereby permitted is occupied a Car Parking Management Scheme shall be submitted to and agreed in writing by the Local Planning Authority.

Reason:

To ensure that parking is provided and managed in line with the council's standards in the interests of highway and pedestrian safety in accordance with Policies M11, M13 and M14 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

12. In accordance with the approved phasing plan, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

Reason:

To safeguard the visual amenities of the locality.

13. No deliveries shall be taken at or dispatched from the site on any Sunday, Bank or Public Holiday or before 7.30am or after 7pm on any other day.

Reason:

To prevent the use causing an undue disturbance to occupiers of adjoining residential properties at unsocial hours of the day.

14. Before the development hereby permitted is brought into use or occupied the site shall be enclosed except at the permitted points of access in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure that the proposed development does not prejudice the appearance of the locality and/or the amenities of occupiers of adjoining residential properties and to confine access to the permitted points in the interest of the flow of traffic and conditions of general safety on the adjoining highway.

15. In accordance with the approved phasing plan, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided at the site in accordance with the approved details before the development is occupied.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

16. 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

17. In accordance with the approved phasing plan, details of all extraction and ventilation equipment shall be submitted to and approved by the Local Planning Authority and implemented in accordance with agreed details before the use is commenced.

Reason:

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

18. A scheme of hard and soft landscaping, including details of existing trees to be retained, shall be submitted to and agreed in writing by the Local Planning Authority in accordance with the approved phasing plan.

Reason:

To ensure a satisfactory appearance to the development.

19. 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.

Reason:

To ensure a satisfactory appearance to the development.

20. 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.

21. No site works or works on this development shall be commenced before a method statement detailing precautions to minimise damage to trees is submitted to and approved in writing by the Local Planning Authority. The method statement shall include full details of the methods of demolition/removal of the existing structures and hard surfaces, details of the methods of construction for new hard surfaces and structures, details of the location, extent and depth of any new service runs, details of landscaping changes at the site and be in accordance with Section 7 of British Standard BS5837:2005 Trees In relation to construction - Recommendations. The development shall be carried out in accordance with the approved method statement.

Reason:

To safeguard the health of existing trees which represent an important amenity feature.

22. The level of noise emitted from the air conditioning and plant here by 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.

23. The non-residential development is required to meet the Bespoke BREEAM rating of 'Excellent'. Before the development is first occupied the developer shall submit certification that the standard has been achieved.

Reason:

To ensure that the development is sustainable and complies with Strategic and Local Policies.

24. Upon completion and occupation of the building hereby approved the existing health centre and library on Brunswick Park Road shall be demolished and the land reinstated as Metropolitan Open Land in accordance with plan 12292_90_02-P6.

Reason:

To safeguard the open character and appearance of the Metropolitan Open Land in this locality. The new build on the eastern site is only justified as a departure from the UDP by the demolition of the buildings on the western site.

25. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason:

The site is adjacent to the river Pymm, which could be affected by contamination from the site.

26. Ground Source Heat Pump systems using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to ground water. The development shall be carried out in accordance with the approved details.

Reason:

Ground Source Heat Pumps (GSHP) can create pathways into the underlying deep aquifer and have the potential to mobilise contaminants as they can heat up the ground.

27. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason:

The 'Ground Investigation' report (ref: 10-01-011, March 2010) has shown contamination in the soils. The Environment Agency consider that the foundation options vibro stone column or vibro compaction are unlikely to be suitable for the site as they can encourage groundwater flow, which in turn could mobilise the existing contamination found in the ground.

28. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reasons:

The 'Ground Investigation' report (ref: 10-01-011, March 2010) has shown contamination in the soils. The Environment Agency consider that the proposed permeable pavement is unlikely to be suitable for the site, unless the system is fully enclosed, rather than allowing infiltration to ground. The use of infiltration devices could mobilise contamination. Please clarify where the run-off which goes through the permeable pavement will discharge to.

29. No external lighting, floodlighting or other means of external illumination shall be affixed to the external elevations of the buildings, or placed/erected within the site without the prior written consent of the local planning authority pursuant to a planning application. Any external lighting, floodlighting or other means of external illumination shall be installed and thereafter retained in full accordance with the approved details.

Reason:

To enable the local planning authority to retain control over these matters in the interests of the amenities of adjoining properties.

30. No CCTV cameras or equipment shall be affixed to the external elevations of the buildings, or placed/erected within the site without the prior written consent of the Local Planning Authority pursuant to a planning application. Any CCTV cameras or equipment shall be installed and thereafter retained in full accordance with the approved details.

Reason:

To enable the local planning authority to retain control over these matters in the interests of the amenities of adjoining properties.

31. The demolition of the existing health centre and library on Brunswick Park Road will be completed within six months of the occupation of the new building.

Reason:

To ensure a satisfactory appearance for the development and satisfactory accessibility; and to protect the amenities of the area.

32. In accordance with the approved phasing plan, details of the access and estate road(s) shall be submitted to and approved in writing by the Local Planning Authority. Highways Engineering Drawings and detailed Construction Specifications shall be submitted, with a minimum scale of 1:200. The estate road as approved shall be constructed in accordance with the approved details before the site is occupied. For further guidance and contact details please refer to the Development Team, Highways Group.

Reason:

To ensure the safe form of access to the development and to protect the amenity of the area and to conform with Policy M11 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

INFORMATIVE(S):

1. The reasons for this grant of planning permission or other planning related decision are as follows:
 - i) The proposed development accords with strategic planning guidance and policies as set out in The London Plan (Consolidated with Alterations since 2004) and the Adopted Barnet Unitary Development Plan (2006). In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006): GCS1, GSD, GWaste, GBEnv1, GBEnv2, GBEnv3, GBEnv4, GL1, GParking, D1, D2, D3, D5, D6, D9, D11, D13, O17, L11, L14, CS4, CS10, CS11, M1, M2, M3, M4, M5, M6, M7, M10, M14, M17, IMP1
 - ii) The proposal is acceptable for the following reason(s): -There is a clear and compelling need for the redevelopment of Brunswick Park Health Centre and Osidge Library. Whilst it is acknowledged that the development would increase the amount of development in Metropolitan Open Land (MOL) it is considered community need; the lack of appropriate alternative sites and the overriding community benefits of the new facilities and enhanced access to Brunswick Park a case of very special circumstances exists. Furthermore, the proposal would result in a net increase in MOL through the proposed 'land swap'. The proposal is therefore considered to be in line with current national and strategic legislation and subsequently the policies contained within the adopted UDP.
2. The applicant must submit an application under Section 184 of the Highways Act (1980) for the proposed vehicular access which will need to be constructed as a heavy duty access. The proposed access design details, construction and location will be reviewed by the Development

Team as part of the application. Any related costs for alterations to the public highway layout that may become necessary, due to the design of the onsite development, will be borne by the applicant.

To receive a copy of our Guidelines for Developers and an application form please contact: David M Smith, Clerk of Works, in Environment and operations, Traffic and Development Section, London Borough of Barnet, North London Business Park (NLBP) Building 4, Oakleigh Road South, London N11 1NP.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/ Statements:

- Planning Policy Statement 1 (PPS1): Delivering Sustainable Development
- Planning Policy Statement: Planning and Climate Change – Supplement to Planning Policy Statement 1
- Planning Policy Guidance Note 2 (PPG2): Planning and the Green Belt
- Planning Policy Statement 9 (PPS9): Biodiversity and Geological Conservation
- Planning Policy Guidance Note 13 (PPG13): Transport
- Planning Policy Guidance Note 17 (PPG17): Planning for Sport and Recreation
- Planning Policy Statement 22 (PPS22): Renewable Energy
- Planning Policy Statement 24: Planning and Noise
- Planning Policy Guidance Note 25 (PPG25): Development and Flood Risk
- The Sporting Future for the Playing Fields of England – Policy on Planning Applications for Development on Playing Fields

The Mayor's London Plan (consolidated with alterations since 2004): 2A.1, 3A.18, 3C.1, 3C.23C.25, 3D.8, 3D.10, 4A.3, 4A.4, 4A.5, 4A.6, 4A.7, 4A.9, 4A.11, 4A.14, 4B.1, 4B.5, 4B.8

Relevant Unitary Development Plan Policies:

GCS1, GSD, GWaste, GBEnv1, GBEnv2, GBEnv3, GBEnv4, GL1, GParking, D1, D2, D3, D5, D6, D9, D11, D13, O17, L11, L14, CS4, CS10, CS11, M1, M2, M3, M4, M5, M6, M7, M10, M14, M17, IMP1.

Relevant Supplementary Planning Guidance (SPG) and other corporate documents:
ODPM

Planning and Access for Disabled People: a good practice guide

Mayor of London SPG:

Sustainable Design and Construction (May 2006)

Accessible London: Achieving an Inclusive Environment (April 2004)

Green Light to Clean Power Mayors Energy Strategy (February 2004)

Mayors draft Climate Change Mitigation and Energy Strategy: delivering London's energy future (February 2010)

Mayors draft Water Strategy (August 2009)

Mayors Transport Strategy (May 2010)

Barnet:

Primary Schools Capital Investment Programmed Strategic Planning Report 2007

Primary School Capital Investment Programmed Wave 1 Planning Brief Brunswick Park, 2007

Barnet's Emerging Local Development Framework (LDF)

Barnet's Planning Obligations (S106 Agreements) Supplementary Planning Document (September 2006)

Barnet's Sustainable Construction and Design Supplementary Planning Document (May 2007)

Barnet's Three Strands Approach (November 2004)

A Sustainable Community Strategy for Barnet 2006-2016

London Borough of Barnet Corporate Plan 2010/13

Relevant Planning History:

Site history for current landparcel :

264206 -Brunswick Park, Osidge Lane, London, N14

Case Reference: B/01960/10

Application Planning

Validated: 15/03/2010

Status: DEC

Summary: ESN

Number: B/01090/10

Type: ESR

Date: 24/03/2010

Case Officer: Jo Dowling

Description Environmental impact assessment screening opinion.

Consultations and Views Expressed:

Neighbours Consulted: 255 Replies: 46

Neighbours Wishing To Speak : 6

The application was advertised on site (3 June 2010) and in the local press and was the subject of a Planning and Development Forum in March 2010 prior to the application being submitted and a staffed exhibition in May 2010 after the application had been submitted.

39 copies of a pro-forma letter have been submitted objecting to the proposals. A copy of the letter is attached in appendix A and a plan showing the addresses of the properties from where the letter was submitted is shown in appendix B.

6 of the letters contained the following additional comments:

- Given the current government cutbacks how can Barnet proceed with an expensive project that entails the demolition of a perfectly serviceable library and the scout hut?
- A number of properties in Osidge Lane have been burgled and suffered from vandalism.
- The proposal will be an intrusion on residents privacy.
- Osidge Lane has a large number of traffic accidents which at times have damaged surrounding properties and there is a concern that this development will exacerbate the situation.

- A local resident had a two storey extension refused on the basis that it was detrimental to the surrounding area, however this would have been much less of an environmental disaster than the current proposal.
- The proposed opening hours are unacceptable and to have the cafe open after hours and to encourage community groups to congregate is unacceptable.
- The proposed 'community hub' is for the borough and not the community.
- Devaluation of property.

A further 3 letters of objection were received which raised the following additional concerns:

- The proposal could be built on the existing site of the library/health centre.
- The proposed land swap area is not adjacent to the current library.
- The proposal will reduce the area of Brunswick Park and therefore use of the park.
- If this proposal is allowed concern about potential development on other parks.
- Is the proposal truly cost effective in today's economy?
- Increase in traffic.
- Consultation on the proposals was too narrow.
- The London Plan 3D.10 calls on any alteration to the boundary of Metropolitan Open Land (MOL) to be taken through the DPD process. This has not happened.
- The London Plan 3D.10 calls for the Mayor and Enfield Council to be consulted on the alteration to MOL boundaries. This seems not to have been done.
- The Councils reasons for not using the existing site are spurious and based on financial not planning or architectural reasons.
- The Council in its assessment of the sequential test, gives insufficient reasons why other sites are not suitable.
- There are no exceptional circumstances for building of health facilities or a library on MOL.
- The openness of the MOL from Osidge Lane is to be severely restricted and the land swap will not open up the view to the MOL behind as it will be hidden behind buildings. The overall effect will be to reduce the openness of the existing MOL.
- The proposals constitute inappropriate development in MOL.
- The proposal doesn't adequately analyse the impact that the development will have on the MOL.
- There has been no analysis of how the existing areas contribute to the MOL.
- A land swap is insufficient justification for development in MOL unless it can be demonstrated that the swap outweighs the harm caused by the inappropriate development.
- The proposed new MOL may not be new and would be of a lower value than the current MOL.

One letter in support of the application was received.

External consultation:

The GLA advised that whilst the proposal is broadly acceptable in strategic planning terms, on balance, the application does not comply with the London Plan for the following reasons:

- The applicants need to submit further information to demonstrate the 'very special circumstances' for developing in MOL.
- The applicant should consider relocating the pathway into the park from the centre to the edge of the car park.
- The applicant needs to submit updated estimates which include both unregulated and regulated carbon emissions. Investigations should be undertaken into where additional savings from energy efficiency measure can be secured.
- Additional information in relation to providing additional electric vehicle charging points; a separate turning head for mini buses; further details on the servicing arrangements and a more detailed travel plan needs to be submitted.

Additional information was submitted by the applicants on the 9th July in response to the GLA's comments. Residents and the GLA were reconsulted.

English Heritage (Archaeology) raised no objections.

The Environment Agency have raised no objections but requested a number of conditions.

Sport England raised no objection to the application subject to a condition ensuring access to the park during the construction of the new facility.

Transport for London's comments are included in The GLA's response.

Natural England raised no objections to the proposal.

Thames Water raised no objections to the proposal.

National Grid advised that there is National Grid apparatus in the vicinity of the site and before any excavation is carried out trial holes must be dug to find the exact position of gas pipes.

The Metropolitan Police advised that consultation has taken place between Barnet Police and the Design Team for this project prior to the submission of this application and that incorporating the principles of Secure by Design should help improve community safety and security within the built environment.

CABE have objected to the proposal on design grounds.

Internal Consultation:

The Councils Traffic and Development Section were consulted. They have advised that it is acceptable in highways terms and they have no objection to the proposed development subject to the following conditions:

- a parking management plan;
- a construction management plan
- a Travel Plan.

The Councils Greenspaces section was consulted. They advised that the site can provide an opportunity to enhance access and facilities to Brunswick Park.

If possible a LEAP (Locally Equipped Area of Play) should be provided on site as this would complement the other facilities proposed on site.

The Councils Environmental Health Section was consulted. They recommended a number of conditions in relation to noise and air quality.

2. PLANNING APPRAISAL

Site Description and Surroundings:

The application site comprises two separate land parcels, with a total area of 1.06 hectares. The first area is the western site, on which Osidge Library and a derelict building, most recently occupied by Brunswick Park Health Centre, are located. The properties are a range of heights and styles reflecting their different uses. A large surface car park wraps around the health centre buildings. The eastern site is bounded by Osidge Lane to the north, Brunswick Park Primary School and Caretakers House to the west and Brunswick Park open space to the south and east.

The two parts of the site are separated by Brunswick Park Primary School which is not part of the proposed development, but does form part of the wider longer term masterplan for the area.

The sites are adjacent to residential uses, institutional and community buildings to the north and west with Brunswick Park surrounding the remainder of the site to the south and east. Properties surrounding the site include two storey residential properties predominantly to the north which back onto the service road to the school. The site is dominated by the large expanse of Brunswick Park which is designated as MOL and includes a mix of formal and informal recreation space. The Pymmes Brook runs along the bottom of the park.

To the north of Brunswick Park, facing onto Osidge Lane are two community buildings containing premises for a Scout Group and a veterans club. The Scout Hut is used during weekday mornings for a community nursery school and the veterans club is currently leased to a church. Adjacent to the Scout hut is a free car park, with 30 spaces accessed via Osidge Lane.

There are substantial level changes across both parts of the site with the southern section for the western site significantly elevated above the northern section and the eastern site sloping up towards the primary school to the west.

A number of bus routes operate in the vicinity of the site. The nearest underground station is Southgate 1km (0.9 miles) from the site. The nearest mainline rail station is Oakleigh Park 0.8km (1.1 miles) away.

The accessibility of the site is indicated with the Public Transport Accessibility Level (PTAL). This rating measures the amount of public transport service available. This site has been assessed to have a PTAL of 1, with 6 being the highest level of accessibility.

Proposal:

The proposed scheme includes the demolition of the community hall on the eastern site and the erection of a part single, part two storey facility comprising a children's

centre, nursery, centre for children with learning difficulties (Acorn centre), a health centre for five doctors, a library, a pharmacy and a café on the north boundary of Brunswick Park. The proposal is referred to as a co-located facility as it will replace a number of individual services which are currently located separately. This would occur on the eastern site.

The proposal would result in a loss of 4,376sqm of MOL. However, in order to address this loss of MOL, it is proposed that the existing Osidge Library and Brunswick Health Centre on the western site are demolished and the land converted to 4,704 sqm of open space which would be redesignated as MOL and will be re-landscaped to provide a new entrance point into Brunswick Park.

The proposal also includes:

- 52 car parking spaces, including 5 disabled parking spaces.
- Mini-bus pick-up/set down space.
- Associated landscaping of both sites.
- Enclosed landscape outdoor area for the use of the nursery school and Acorn centre.

Planning Considerations:

- Impact on Metropolitan Open Land
- Impact on adjoining land
- Intensification of use
- Highway safety and parking provision
- Impact on the street scene
- Impact on the residential amenity of adjoining properties
- Sustainable design and construction

Impact on Metropolitan Open Land (MOL):

MOL is defined as major open spaces that are within the urban area that have more than borough wide significance for their contribution to recreation, leisure and visual amenity, and which receive the same presumption against development as the Green Belt. MOL performs three valuable functions; protecting open space to provide a clear break in the urban fabric and contributing to the green character of London; protecting open space to serve the needs of Londoners outside their local area; and protecting open space that contains a feature or landscape of national or regional significance.

Policy requires that MOL is to be protected as a permanent feature, any changes should be exceptional and made through the development plan process. Development that involves the loss of MOL in return for the creation of new open spaces elsewhere will not be considered appropriate. Essential facilities for appropriate uses will only be considered appropriate where they do not have an adverse impact on the openness of MOL.

The London Plan and the Councils adopted UDP contain policies relating to development in MOL (London Plan Policy 3D.10 and UDP policies GMOL, O1, O2 and O3). The adopted UDP advocates that applications for inappropriate development will have to demonstrate very special circumstances before the presumption against them is overridden. Where such special circumstances are proven, it will be treated as a departure from the development plan and referred to the Secretary of State.

A new community hub is not considered in policy terms as appropriate development in MOL (Policy O3). However, it is considered that in this instance the applicant has provided evidence to argue that the new community hub should be allowed due to very special circumstances. The special circumstances cited are community need; the lack of appropriate alternative sites and the overriding community benefits of the new facilities. Dealing with each of these in turn:

Community Need:

The existing facilities are outdated and in the case of the health centre unusable as it is severely fire damaged and the cost of refurbishment works is prohibitive. The Library is dated, inefficient in terms of energy and non-DDA compliant which restricts access and the services it can offer. Furthermore, given the age of the building it is advocated that it would be inefficient to refurbish the building as the costs would be prohibitive given the remaining life of the building.

The existing Acorn Centre is sited at Oakleigh School in Whetstone. In order to make this facility more accessible borough wide, LBB have divided this facility with the aim of providing an Acorn Centre in both the east and west of the borough. An Acorn Centre has already been provided in the west at Colindale School and it is proposed to provide the facility for the eastern part of the borough at Brunswick Park. By providing the facility within a co-located facility it will allow users of the Acorn Centre to take advantage of the other facilities provided on site and enhances access to these services in this part of the borough.

The existing Nursery at Hampden Way is to be re-provided on site. The existing nursery is a well used local facility however the building facilities are dated, comprising a converted bomb shelter and several portacabins. The nursery is oversubscribed and there is insufficient space to carry out alterations to accommodate the extra need. Relocating this facility to the co-located facility will ensure a modern, purpose built facility for users and provide the community with further access to a service that is in high demand. Relocating this facility to the co-located facility will ensure a modern and purpose built facility for users.

Alternative Sites:

The rationale for the site selection process of the co-located facility is for sites that lie within a 1km radius of the existing library and medical centre. This is based on the fact that the proposed co-located facility needs to remain accessible to existing users of the library and medical centre. It is considered that the application demonstrates that the proposal site is the only available and physically appropriate site for the co-located facility within a 1km radius of the existing library and medical centre. Other potentially available sites (including NLBP, Oakleigh Road South, Land at Marshall Close, Oak Hill Park, New Southgate Recreation Ground, Hampden Way Nursery, Denham Road, Brunswick Park, Osidge Lane in addition to the existing sites for each of the uses) within this catchment have been assessed in relation to the specific requirements of the co-located facility.

Community Benefit:

The proposed development for a co-located facility presents an opportunity to provide modern, up to date community facilities within a single location for local residents. The creation of a community hub which will improve access to health facilities, services for children, young people and families and library facilities.

Providing these services in a single location creates better physical links for users, reducing the need for separate trips and encouraging people using one service to make use of other services available. It is also considered that the proposal will enhance opportunities for users to enjoy Brunswick Park, combining trips to the co-located facility with a visit to the park, and through the use of the café.

The proposal provides a new, landscaped area of MOL on the existing library and medical centre site which creates a new and enhanced entrance into the park and the proposal is therefore considered to be of benefit to the local community.

Finally the proposed building has been designed in such a way as to minimise its bulk and mass to sit sensitively within the site thereby minimising its impact and retaining the 'openness' of the area in accordance with the principles of MOL. The proposal provides a new landscaped area of MOL on the existing library and medical centre site which creates a new and enhanced entrance into the park.

A case of very special circumstances is therefore considered to have been made and the proposals are therefore considered to accord with the requirements of PPG2, Policy 3D.10 of the London Plan and Policy O1 of the adopted UDP.

Impact on Brunswick Park:

The rear boundary of the site forms the boundary with Brunswick Park which is also designated as MOL. Policy O7 requires that any new development adjacent to MOL should seek to secure a significant enhancement in the visual amenity of these areas through a combination of good design, appropriate siting and perimeter landscaping which respects the character of the surroundings. The current proposal would see the erection of a carefully designed single building the height and mass of which has been designed to reflect the suburban location, the levels of the site and the relationship with this sensitive rear boundary. Access to Brunswick Park is currently restricted to the vehicular access on Osidge Lane. Furthermore, for most of the length of Osidge Lane and Brunswick Park Road the park is screened by residential properties and the existing library and health facility. It is considered that by re-providing the MOL on the western site a new accessible gateway entrance to Brunswick Park can be provided enhancing pedestrian permeability and public access to the park and raising the profile of the park within the local area. The landscaped setting and boundary treatment along the southern edge of the site are considered to enhance the setting of the building and link it with the adjoining park. It is therefore considered that the proposal complies with Policy O7 of the adopted UDP.

The Pymmes Brook

The Pymmes Brook which is over 50m off the eastern boundary of the site is a Grade II site of borough importance for nature conservation. Policy O14 of the UDP states that if a proposal would affect a site of nature conservation, in the first instance it will be expected that the proposal will avoid any adverse impact or, where that is not possible, to minimise such impact while incorporating mitigation of any residual impacts.

Development along the Pymmes Brook is managed by the Environment Agency. The Environment Agency has raised no objections to the proposal. Planting of native trees, shrubs and marginal plants is proposed as part of the landscape strategy in the area closest to the brook to tie in with the existing habitats. The

proposals are therefore considered to comply with PPS9, the requirements of the London Plan and the Mayors Biodiversity Strategy and policy O14 of the adopted UDP.

The Pymmes Brook is identified in the UDP as a green chain which links East Barnet to New South Gate and as such Policy O2, which resists development proposals which would adversely affect the character, function or nature conservation value of Green Chains, is applicable. It is important to note that open public access is not a pre-requisite of land being included in a Green Chains their value lies in the openness and linkages they provide. It is considered that the proposals would not directly affect the Pymmes Brook and it is therefore considered that the green chain would not be broken and the proposal complies with the requirements of Policy O2.

Intensification of use

The Health Centre before it was closed by a fire delivered the following services:

- GP services with primary care provision and health visitor services run by 5 GP's with a patient base of 15,000 patients.

The Library is open 5 days a week including Saturday and a late evening on a Tuesday.

Services delivered from the new community hub would comprise the above and will also include:

- A pharmacy within the health centre
- A walk-in service for minor injuries and urgent illness
- Some out-patient and diagnostic services and community /therapy services that will link with the proposed children's centre such as ante natal care.
- The health centre would have longer opening hours (8am-8pm) and be open 6 days a week.
- The existing nursery and children's centre at Hampden Way will be relocated here with a nursery that accommodates up to fifty 3-5 year old children and twelve 2-3 year old children.
- The library would extend its opening hours to open 6 days a week to provide a range of library services including public computer terminals, a teenage area and young children's area and include a café for users.
- The Acorn Assessment centre an education assessment centre for early years currently located at Oakleigh School. A maximum of 12 children will attend this facility.

The London Plan recognises that London's health service is vital to maintaining London as an exemplary, sustainable world city; improving the health of local populations and narrowing inequalities in health. The London Plan highlights the need to safeguard healthcare sites and that new sites need to be identified to meet additional demands and changes in provision.

Policy 3A.21 of the London Plan states:

"Policies in UDP's should support the provision of additional healthcare within the borough as identified by the strategic health authority and primary care trusts. The preferred locations for hospitals, primary healthcare centres, GP practices and dentists should be identified in appropriate locations accessible by public transport."

A key guiding principle of the adopted UDP and the Boroughs corporate plan is to sustain the boroughs communities. Para 2.21 of the UDP states 'Adequate provision of education, health and welfare services will be needed to meet the requirements of Barnet's diverse communities.'

Policy CS10 advocates that proposals to develop expand healthcare facilities will be permitted where they:

- are easily accessible by public transport, walking and cycling;
- would not have a demonstrably harmful impact on the character of the surrounding area or the amenities of nearby residential properties and other uses;
- If in a town centre location, would not be situated within a primary retail frontage; and;
- are designed to be accessible by people with disabilities.

Policy CS11 encourages new health facilities to be designed to be capable of multiple use for both health care and social care purposes.

The provision of a healthcare use in this locality is well established with a purpose built health centre existing on the site since the 1970's.

Due to the existing school, health centre and library the noise and disturbance generated by their activities already form part of the character of the area. The current proposal would see the erection of new buildings in such a way as to minimise impact upon adjoining residential properties by placing the noise generating activities such as the car park away from the residential properties with a landscaping buffer and fencing between and the nursery play area and café to the rear of the building. The building would be of a high quality and suitably insulated so as to minimise noise transference for those within the building and conversely neighbouring properties.

The proposals would result in the development of a new building which would need to comply with Part M of the Building Regulations and be compliant with the Disability Discrimination Act 1995(DDA). By the simple fact that it is a community building which provides both a health care and special educational needs function it would be fully accessible to people with disabilities.

The concerns regarding intensification therefore focus on the issue of accessibility of the site. Concerns have been raised by local residents regarding the impact of patients travelling to the site and in particular how this would impact on the local highways network.

A Transport Assessment (TA) was submitted in support of the application which details the proposed trip generation and traffic impact of the development on the surrounding highway network. It is anticipated that although there may be a reduction in the number of vehicles on the network at peak times, the redistribution of trips from existing locations to the new facility is expected to have a slight impact on local junctions. An increase of 5-6 % on vehicle movements at peak hours is expected at the junction of the Development Access/ Osidge Lane/ West Walk, and an increase of 2% at the junction of Osidge Lane/ Brunswick Park Road / Church Hill Rd as a result of the proposal. However, it is considered that the expected level of trips can be accommodated in the highways network in the vicinity of the site in

conjunction with a number of proposed highways improvements and the submission of a travel plan.

There will be an improved pedestrian access through the new area of Metropolitan Open Land as a result of the proposal.

The next issue that therefore needs to be considered is whether there are any measures that can be taken to mitigate against the impact of these trips. The main mechanism for delivering this would be reducing the need for car borne travel and the means for achieving this is via a Travel Plan (TP). A travel plan framework has been submitted at this stage. TfL consider it to be of a good standard and that the applicant has shown sufficient dedication towards supporting sustainable travel at the site amongst staff, patients and visitors. Furthermore, the proposed facilities are meant to be used by the local community reducing their need to travel elsewhere in the borough to access the same facilities. If Members are minded to approve the application a condition requiring the submission of a detailed TP is recommended.

It is therefore considered, the impact of the trips generated by the development can be accommodated on the existing highway network.

The site has a PTAL score of 1 indicating limited accessibility to public transport facilities. However, the applicant has indicated how they intend to maximise use of public transport and other non car modes as a result the proposal is considered to comply with policy CS10 of the adopted UDP and the intensification of this use within the site is considered when balanced against the wider health and community needs for the Borough to be acceptable subject to the proposed mitigation measures and a satisfactory Travel Plan.

Highway Safety

A total of 52 parking spaces are proposed, 26 for staff and 26 for health centre complex users accessed via the existing access point on Osidge Lane. The section of the access road to the school, adjoining the rear of properties 153-193 Osidge Lane will remain as existing and the existing informal parking spaces in this section of the access road will be maintained. Furthermore, site visits and information in the Transport Assessment indicate that the free public car park, located approximately 50 metres from the site, is not fully occupied at all times. It is anticipated that several trips to the different complex uses will be linked trips. In view of these factors, and the fact that the facilities are meant to serve a local need and the implementation of a Travel Plan the proposed parking provision is considered acceptable on highways grounds and is not expected to have a detrimental impact on the public highways. A total of 5 disabled parking spaces will be provided, which is acceptable on highways grounds. The proposal is therefore considered to comply with the requirements of the London Plan and Policy M14 of the adopted UDP.

The applicant has increased the cycle facilities in response to initial concerns raised by TfL to provide a total of 18 visitor and 8 staff cycle parking spaces. The proposals are considered to comply with the requirements of the London Plan and Policy M5 of the adopted UDP.

A Car Parking Management Plan must be provided in order to ensure that parking is provided and managed in line with the council's standards and that the most efficient

use of the car park area is provided. It is recommended that this is a condition.

Travel Plan

A Framework Travel Plan has been submitted with the application. The terms of the submitted Travel Plan Framework are acceptable on highways grounds. It is recommended that a condition should be imposed for a full Travel Plan to be submitted to and approved by the Local Planning Authority in order to encourage the use of sustainable forms of transport to the site. The Travel Plan should include the appointment of a Travel Plan coordinator. The Travel Plan should be reviewed annually in accordance with the target set out in the Travel Plan.

The proposal is therefore considered to comply with the requirement in accordance with policies GSD and GNon Car of the London Borough of Barnet Adopted Unitary Development Plan 2006.

Highways Improvements

A number of highways improvement measures are being drawn up to improve vehicular and pedestrian safety in the vicinity of the site. These measures include improvements to the double mini roundabouts at the junction of Russell Lane and Brunswick Park Road to increase capacity and improve the flow of traffic. A review of the sight lines at the junction of West Walk and Osidge Lane is also being considered, and the need for any further improvements is being investigated. The cost of this work is covered by the S106 highways contribution from the redevelopment of the Barnet College site on Russell Lane.

Construction and Servicing

Provision of adequate access turning facilities for refuse vehicles should be maintained. The applicant has submitted details of refuse collection and emergency vehicles swept paths in the access road which are acceptable on highways grounds.

A condition requiring the submission of Construction Management Plan is recommended before the development construction commences. The Construction Management Plan must take into consideration how the construction of the new centre will impact on existing pedestrian movements, access to the school and any existing parking while the construction take place.

The proposal is therefore considered to be acceptable in Highways terms and accord with the relevant policies of both the London Plan and the saved policies of the adopted UDP.

Impact on the streetscene

Chapter 4B of the London Plan sets out the strategic framework when considering the issue of design. Policy 4B.1 Advocates that Boroughs should seek to ensure development that:

- Maximise the potential of sites;
- Create or enhance the public realm
- Provide or enhance the mix of uses;
- Are accessible, usable and permeable for all users;
- Are sustainable, durable and adaptable;
- Are safe for occupants and passers by;
- Respect local context, character and communities;
- Are practicable and legible;

- Are attractive to look at and, where appropriate, inspire, excite and delight;
- Respect the natural environment; and
- Respect London's built heritage.

Policy 4B.3 states that development proposals should achieve the highest possible intensity of use compatible with the local context which is further reinforced by policy 4B.5 which advocates that development should meet the highest standards of accessibility and inclusion.

At a local level the policies within the UDP seek high quality design in all new development which is in keeping with the council's objectives of sustainable development and ensures community safety (policies GBEnv2 and D1-D8).

The site is surrounded on two sides by residential properties. Whilst the current community buildings occupy most of the Brunswick Park Road frontage due to the design and current boundary treatment they offer a poor street presence.

The site already forms part of a community hub. The medical centre and library on the corner of Osidge Lane and Brunswick Park Road, Brunswick Park Primary School and the Scout Hut on Osidge Lane form a linear arrangement of separate facilities. The proposed co-located facility will enhance this existing arrangement by providing more services within a single building at this location.

The design was built up in collaboration with a wide number of consultees including amongst others NHS Barnet Clinical staff; Trust Fire officer; GP advisors; Representatives from Barnet's Children and Library Services; Patients and visitors to ensure an understanding of the vision and accommodation needs. One key driver was to maximise the opportunities provided by co-locating facilities and to enhance access and facilities for Brunswick Park.

The proposed new centre has been well thought out; sits well on the site and will have a distinctive character/identity. The analysis of the spaces needed for the different users is considered to have resulted in a highly legible building which should be easy to use and will provide light/airy spaces. The building will be part single/part two storey.

The proposals are therefore considered to provide a unique stand alone development that reflects the community use of the building. The bulk and massing of the proposals reflect the surrounding two storey suburban character of the adjoining residential properties. The siting of the building provides the opportunity to set and integrate the building within the landscape and provide opportunities for enhancing facilities and access to Brunswick Park. With the exception of views from the east the majority of views of the building would be 'glimpsed' between existing residential properties along Osidge Lane and Brunswick Park Road which would effectively screen the building.

The design of the new building whilst contemporary is not considered, given the individuality of the site and the adjoining educational buildings on the site, to be out of character in the street scene. The design of the building is considered to reflect its use. The proposal is therefore considered to comply with the advice contained within PPS1, the London Plan and Policies D1-D8 of the adopted UDP.

Impact on the residential amenity of adjoining properties

The issues of the intensification of the use and impact on the local road network have already been considered. This section is therefore considering the impact of the building on residential amenity.

Visual Impact: The impact of the building on neighbouring properties is not likely to be appreciable except in the case of Nos 153-163 Osidge Lane (the closest residential properties to the new building) where the existing view to open space will be obstructed. The existing residential properties would have a back to front relationship with the proposed buildings, however given the drop in levels and the distance between the buildings (approx 42m) it is not considered that overlooking/loss of privacy would occur. The residential properties are located to the north of the proposed new building. The proposal has been the subject of a detailed sunlight, daylight and overshadowing assessment which concluded that the building is sufficiently distant from neighbouring properties to ensure that there is no loss of sunlight and daylight or overshadowing to these residents.

The proposals indicate the use of low level lighting within the car park and conditions restricting the lighting of the building and controlling the detailed design and hours of use of the lighting on the site in general are recommended.

Noise and Disturbance: The site has the potential to generate a noise nuisance to adjoining residents both from activities carried out within the site and from people entering/exiting the site and dispersing into the surrounding area.

The Council's Environmental Health section have advised that the new building should have appropriate sound insulating properties to prevent nuisance from internally generated noise. A condition requiring this is recommended if Members are minded to approve the application.

The car park for the site has been located away from the residential properties and is separated from the nearest adjoining residential property by a fence and landscaping buffer.

Subject to safeguarding conditions, the proposals are therefore not considered to detrimentally harm the amenity of existing residents in accordance with national and strategic guidance and Policies ENV6, ENV12 and D5 of the adopted UDP.

Sustainable design and construction

Planning Policy Statement 1 (PPS1) 'Delivering Sustainable Development' underpins the Government's approach to the planning system through sustainable development, mixed use and design.

PPS22 Renewable Energy promotes and encourages the use of renewable energy. The concept of sustainable design is further built upon at a strategic level with the policies contained within the London Plan and the Mayors Energy strategy. At a local level there are a number of policies within the adopted UDP which seek to ensure that development and growth within the borough is sustainable which has been further enhanced by the Supplementary Planning Document (SPD) on Sustainable Design and Construction which sets out essential and preferred environmental design standards against which planning applications will be considered.

A sustainability strategy, renewable report and BREEAM pre-assessment accompanied the application taking into consideration these national, regional and local sustainability policies and guidelines.

The proposed development is therefore considered to have taken into account sustainable design, construction and development issues whilst balancing the requirements of social, economic and environmental factors. In preliminary testing it has been indicated that the building would achieve a BREEAM bespoke rating of 'Excellent' and a condition is recommended to ensure that this is achieved.

The two key ways of reducing carbon emissions are by using less energy and using renewable energy. The proposal would provide the majority of Carbon Dioxide emissions savings by being energy efficient.

The development will provide several community facilities which currently have their own premises within one building, thus reducing the need for multiple buildings which have their own individual infrastructure, heating and lighting requirements.

The general form of the building allows for natural ventilation of the majority of the space which as well as resulting in energy savings will place less demand on plant and helps minimise the impact on the amenity of local residents.

A full Building Energy Management System (BEMS) is proposed to enable automatic control of internal temperatures, ventilation plant, boilers, pumps and lighting systems.

A number of energy technologies have been considered in terms of their ability to make sufficient reductions to carbon emissions. It is proposed to use a combination of Ground Source Heat Pumps (GSHP) and photovoltaics. The proposed measures would give a total contribution from renewable energy sources of approximately 20% which is in conformity with the Mayor of London's policy. Furthermore, it is considered that the proposal would contribute significantly to sustainable development in Barnet by providing a range of community uses within one building and thereby reducing the need for residents to travel.

The proposal is therefore considered to be in accordance with national guidance; the Mayors Energy Strategy and Policies 4A.7, 4A.8 and 4A.9 of the London Plan; policies GBEnv1 -5, ENV1 and ENV2 of the adopted UDP and the guidance contained within the Boroughs SPD on Sustainable Design and Construction.

The Three Strands Approach (PEG)

In 2005 the Council developed the Three Strands Strategy (PEG) to protect all that is excellent about Barnet whilst enabling the Council to respond to the needs of the community. The Three Strands approach is based around the three strands of protection, enhancement and growth. The application site falls within the remit of the first two strands, protection and enhancement. For the reasons outlined above, the proposal is not considered to adversely impact upon the character and appearance of the surrounding residential area (strand one - protection) and the proposal would result in the provision of a high quality, well designed healthcare establishment and a new area of MOL which would provide a new street frontage and access point to Brunswick Park (strand two - enhancement).

The proposal is therefore considered to accord with the Three Strands Approach and the prioritise of the corporate plan.

The Corporate Plan

Barnet Council's vision and strategy is to create and deliver successful suburbs for a world class city. The provision of access to quality localised healthcare and community services is a key component of this strategy. To this end the Corporate Plan highlights as a key priority strong and healthy. The proposal provides Barnet with a significant opportunity to help deliver improved health care facilities for residents, contribute to the borough's social, economic and environmental well-being and deliver sustainable development and a public sector exemplar building of quality.

Environmental Impact Regulations (EIA 1999)

The application proposals have been assessed against the environmental impact of the development in accordance with the Environmental Impact Assessment Regulations 1999 as EIA development. The screening opinion concluded that a full Environmental Impact Assessment was not required.

3. COMMENTS ON GROUNDS OF OBJECTIONS

The majority of these have been considered in the report however, the following additional responses can be made: Neighbours consultation:

- The Council's traffic and development section are satisfied with the proposed accessing arrangements and road layout and do not consider that the proposals will restrict vehicular access to the rear of the Osidge Lane properties.
- The proposal will not create an 'island' of residential properties between two roads as the current dead end by the school will remain and with the exception of a small number of cars accessing the 5 disabled parking bays and the minibus bringing the 12 SEN children to site no additional vehicles other than those already using the access road are envisaged.
- The proposal has been designed in accordance with the principles of secure by design and the Met police have not objected to the proposal.
- The community hall is currently leased to a church and used exclusively by them. The scout hut which is available to the wider community is being retained.
- The site is not in a conservation area. The Pymmes Brook which is a site of nature conservation runs along the bottom of the Park and is some distance from the proposed site.
- Consultation was carried out in accordance with Barnet's consultation policy. In addition to which the application was advertised on site and in the local press was the subject of a Planning and Development Forum before the application was submitted and a staffed exhibition after the application was submitted.
- The cost of the project is not a material planning consideration.
- The existing library was built in the 1970's. The property is dated in terms of its building structure, it is inefficient in energy terms and is not DDA compliant. The cost of refurbishing this building would be prohibitive. The scout hut is to be retained.
- Osidge Lane properties currently back directly onto Brunswick Park. The proposal will provide opportunities for passive surveillance in this area

therefore reducing the risk of crime.

- The proposed hours of operation are 8am-8pm which are considered acceptable in a residential area. The adjoining school currently has unrestricted hours of operation. Potential devaluation of properties is not a material planning consideration. The existing site is not large enough to accommodate the proposed co-located facility alongside the associated car parking and access arrangements. There are a number of mature trees which would need to be retained, in addition to which the changes in levels on this part of the site would make it difficult to create a level and accessible facility which is essential given the requirements of the proposed users.
- The proposed land swap is not adjacent to the existing library as this area is currently occupied by Brunswick Park School.
- The proposal would increase the size of Brunswick Park as the proposed land swap area is 328sqm larger than the area being used for the proposed new building. Furthermore, it is considered that by providing a new access into the park, enhancing pedestrian permeability and increasing the parks visibility that use of the park should increase.
- Each case would need to be considered on its planning merits and therefore the proposal would not set a precedent for new development in other parks.
- The proposed change to the MOL boundary is incorporated in the borough's emerging site allocations document which is part of the DPD process which is happening in parallel to this application.
- As part of the site allocations document Barnet will be consulting with Enfield and the Mayor. The Mayor has been consulted on this application under the requirements of the Town and Country Planning (Mayor of London) Order 2008.
- Views of Brunswick Park are currently restricted by the existing properties on Osidge Lane which screen views into the park. Furthermore, the proposed replacement land will be more visible, providing a public street presence for the park.

External consultation

Additional information has been submitted to the GLA in direct response to the points raised in their Stage 1 report. Informal discussions with the GLA have indicated that this has gone some way to address their concerns although they will not formally respond until stage 2.

Whilst CABE have raised concerns over design the GLA, who are the statutory consultee are broadly supportive of the design and layout of the proposal. With regard to the design of the building, the Stage 1 Report states, *'the design process... demonstrates that the building has been designed to fit within, and not overpower, the landscape within the MOL. At the same time, it provides a reasonable response to the rear aspect of the adjoining homes... The proposed materials will act with the massing of the building to further ensure that it is a fair addition to the landscape.'* The applicant has responded direct to CABE.

4. EQUALITIES AND DIVERSITY ISSUES

The proposals are for a new community facility which would replace out dated buildings to provide fully accessible modern facilities. The proposals would provide a high quality healthy environment for the patients, staff and visitors using the facilities.

NHS Barnet have designed the buildings to provide facilities that can be made available to the wider community. The proposals are therefore considered to enhance healthcare provision and access to community facilities for all of Barnet's diverse communities.

The proposals do not conflict with either Barnet Council's Equalities Policy or the commitments set in our Equality Scheme and supports the council in meeting its statutory equality responsibilities.

5. CONCLUSION

There is a clear and compelling need for the redevelopment of Brunswick Park Health Centre and Osidge Library. The current buildings suffer from a number of issues ranging from not meeting Disability Discrimination Act (DDA) access requirements or being fire damaged and unable to offer modern standards of healthcare due to poor layout resulting in poor clinical functionality. The existing buildings are therefore no longer fit for purpose.

Whilst it is acknowledged that the development would increase the amount of development in Metropolitan Open Land (MOL) it is considered community need; the lack of appropriate alternative sites and the overriding community benefits of the new facilities and enhanced access to Brunswick Park a case of very special circumstances exists.

Furthermore, the proposal is considered to accord with other relevant planning policies and guidance at national, strategic and local levels. In particular:

- It would deliver the objectives of sustainable development through the use of good design and renewable energies and could contribute significantly to the objectives of sustainable development in Barnet by providing facilities locally ;
- Delivers new and accessible facilities that can be used by the community;
- Minimises the visual impact of the proposal on adjoining land by the careful use of design and landscaping;
- Reproviding the MOL to be used for the new facilities which in turn would enhance public accessibility to Brunswick Park and provide a street presence for the Park.

The proposal is therefore considered to be in line with current national and strategic legislation and subsequently the policies contained within the adopted UDP. Accordingly, subject to referral to the Mayor of London and the Government Office for London the conditions contained within recommendation I of this report, approval is recommended.



B/01960/10 Brunswick Park Community Hub

