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THE PROPOSAL

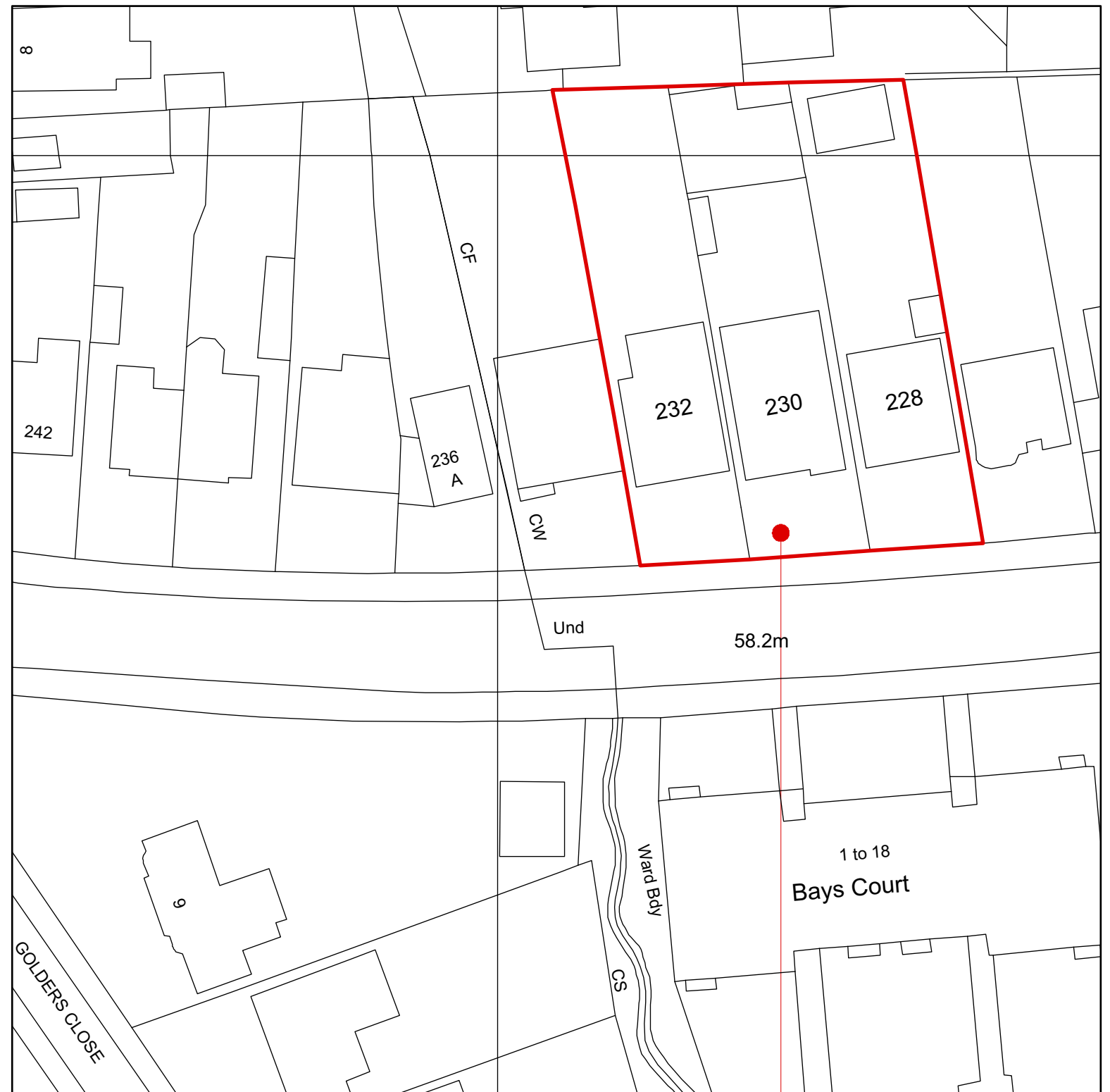
This proposal seeks permission for the replacement of the front wall to properties 228-232 on Hale Lane, this includes for metal railings and an additional pedestrian entrance for increased security and improved presentation to the street to the front of Lubavitch of Edgware which is a nursery and for other community purposes for the Jewish Community.

PROPOSED ALTERATIONS:

EXTERNAL

- i. Rebuilding of brick wall with bricks to match existing
- ii. Slight relocation of external retaining wall
- iii. Installation of automatic, semi-automatic and manual pedestrian and vehicular gates
- iv. Removal of existing central 5m floodlight pole to be replaced a 3m floodlight pole
- v. Removal of existing two end 3m floodlight poles to be replaced with 4m CCTV poles

0 5 10 20
SCALE BAR (m)



OS Location Plan
1:500 @ A3

Site Area: 1446.5sqm



THE SITE

The site comprises three detached properties (228, 230 and 232 Hale Lane). 228 and 230 Hale Lane are owned by Lubavitch of Edgware (branch of Lubavitch UK) and 232 is owned by the Rabbi Leivi Sudak. As such, the applicant is the Lubavitch of Edgware and notice has been sent to the Rabbi. Even though these properties are detached, the site as a whole is used as a children's nursery and for other community purposes for the local Jewish community.

To the front of the properties there is currently a low brick wall and gates for vehicles and pedestrians to enter the driveway. The site does not sit in a conservation area and is not situated near a locally/statutory listed building.

The site lies in the borough of Barnet and the images on the right show the development of the area and site from 1999-2015.

The immediate surrounding area of the site is predominately residential properties. Within a short walk there is a selection of shops, parks, synagogues, schools and restaurants.



1999



2003



2006



2015

LOCATION & AMENITIES

LOCATION

The property lies in the London Borough of Barnet and is a 11 minute walk from Edgware Train Station.

Hale Lane as can be seen on the PTAL map opposite, is located in category 3 which is a moderate location for transport connections. The area offers good levels of services and amenities which include a wide selection of cafes, restaurant and a variety of shops. There are a couple of bus stops close by:

- Farm Road (Stop A)
- Broadfields Avenue Edgware (Stop L and N)



The number 221, 240, 292, 384, 688 buses serve these stops.

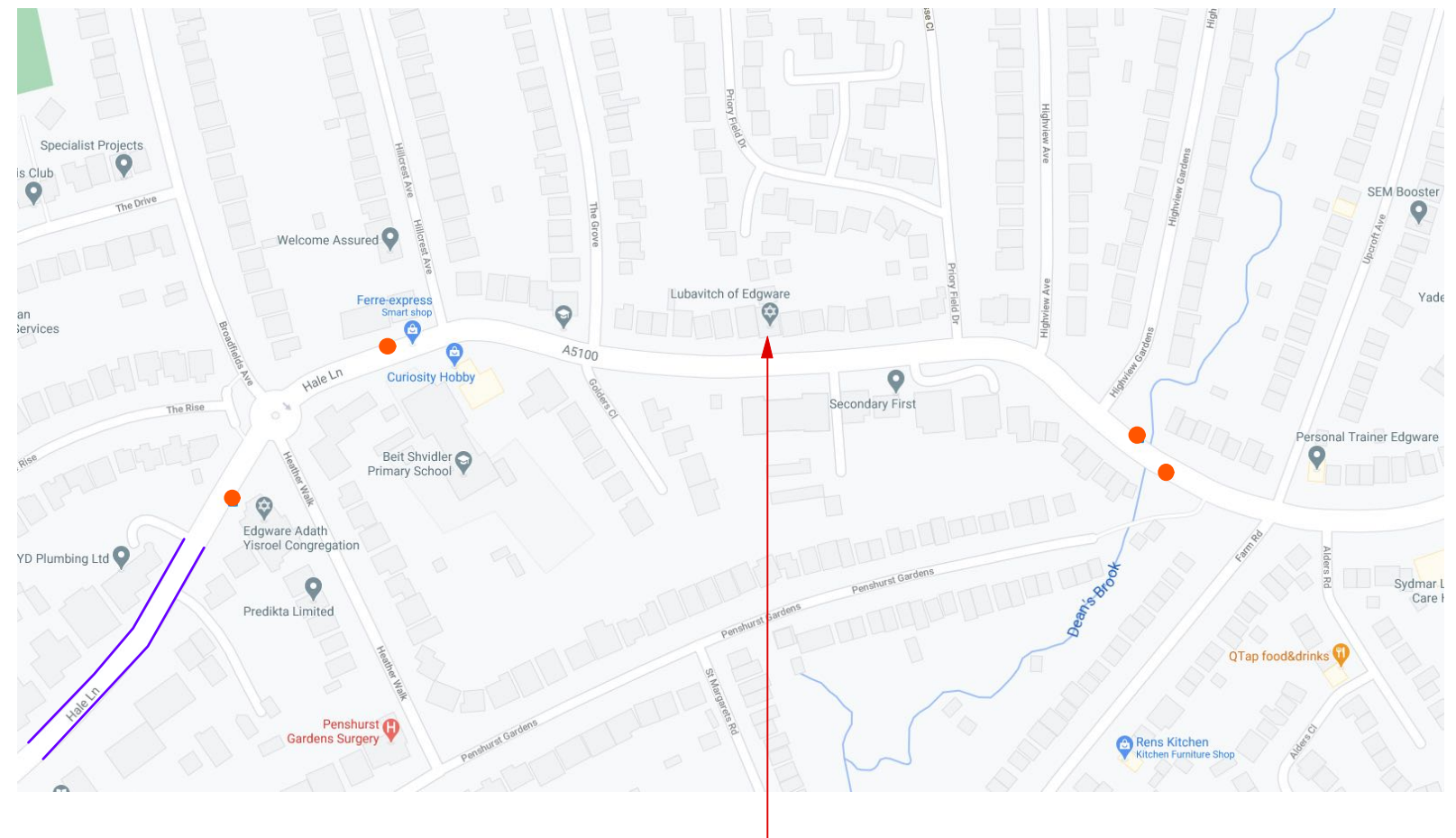
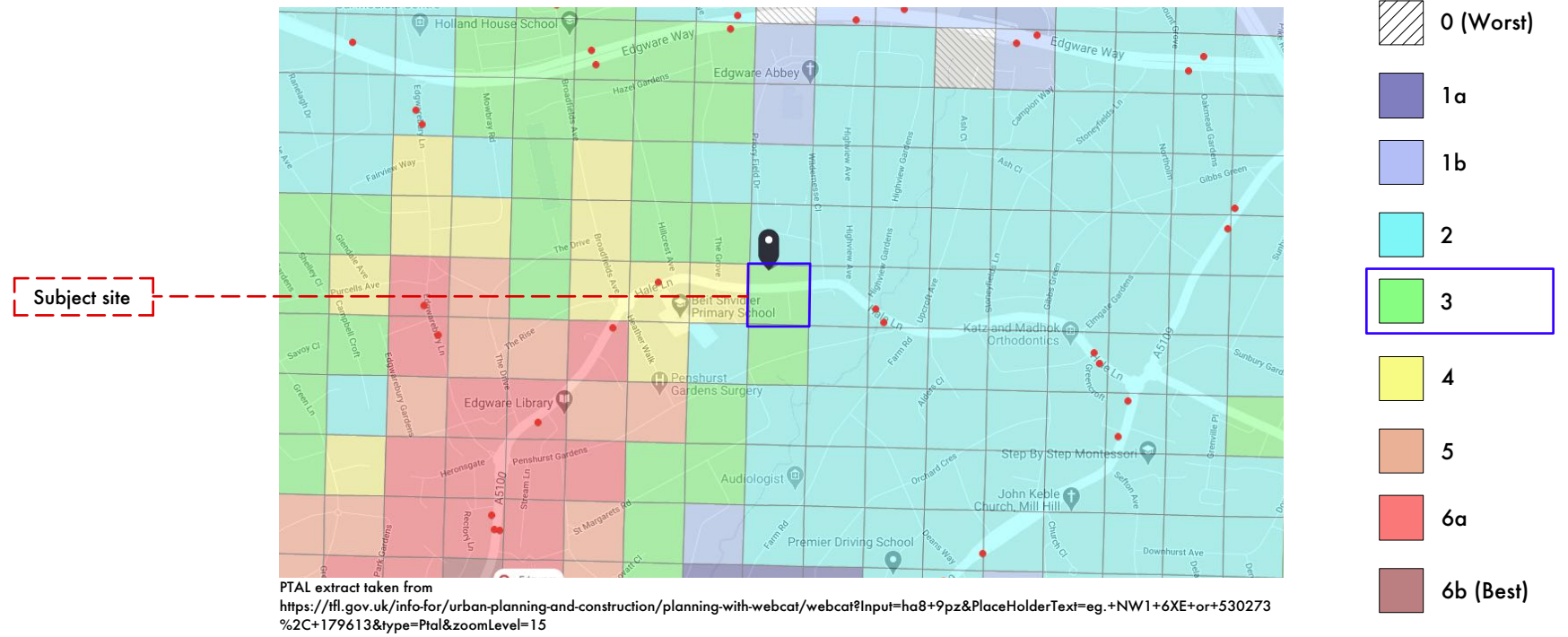
AMENITIES

Many amenities can be found near to the property including:

- Restaurants
- Supermarkets
- Banks
- Schools
- Synagogues
- Launderette
- Library
- Gym
- Cafes
- Pubs
- Bars
- Doctor's Surgery
- Cashpoints

LEGEND

-  Bus Stops
-  High Street (Strip of shops/restaurants)



The site

PLANNING HISTORY

Below is the planning history for the proposed site which spans across three properties; 228,230 and 232 Hale Lane, Edgware, HA8 9PZ.

Planning History for 232 Hale Lane:

Year	Application Reference	Decision	Description
1990	W09391	Lawful	Single-storey rear extension (Section 53 determination)
2004	W09391A/04	Refused	First floor rear extension
2005	W09391B/05	Refused Appeal Allowed (2006)	First floor rear extension

Planning History for 230 Hale Lane:

Year	Application Reference	Decision	Description
1989	W08562A	Approved subject to conditions	Change of use from single family dwellinghouse to a clubhouse; single storey rear extension & roof extension with dormer windows at side and rear to provide a caretaker's flat in the roof space.
1990	W08562B	Approved subject to conditions	Details of parking and turning pursuant to Condition 2 of planning permission W08562A for a change of use to Clubhouse with rear and roof extensions, and provision of caretaker flat
2010	H/01702/10	Approved subject to conditions	Erection of single storey building, housing a Mikvah, to the rear of 230 Hale Lane
2011	H/00655/11	Approved subject to conditions	Amendment to planning permission (H/01702/10) to include a basement to erection of single storey building, housing a Mikvah, to the rear of 230 Hale Lane
2018	18/2524/FUL	Approved subject to conditions	First floor rear extension

Planning History for 228 Hale Lane:

Year	Application Reference	Decision	Description
2017	17/6678/HSE	Approved subject to conditions	Roof extension involving rear dormer window, 3 rooflights to front elevation, 4 rooflights to each side elevation to facilitate a loft conversion. New crown roof.

EXISTING ENTRANCE

The pictures to the right show the existing front entrance to Lubavitch of Edgware which contain 228, 230 and 232 Hale Lane.

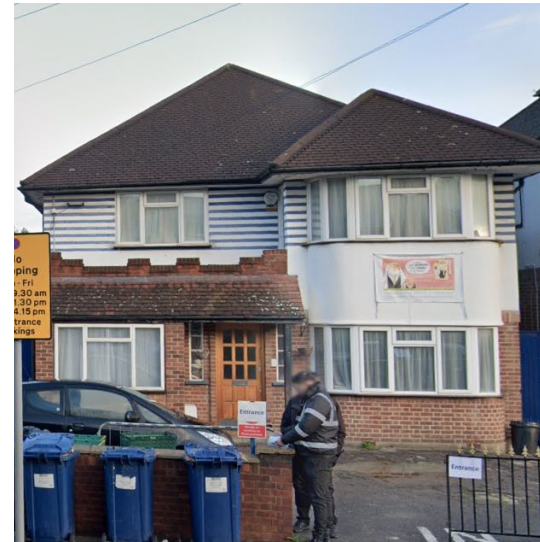
Image 1 shows 232 Hale Lane with the existing low brick wall and gated vehicular entrance

Image 2 shows 230 Hale Lane with the existing low brick wall and gated vehicular entrance and the 5m tall floodlight

Image 3 shows 228 Hale Lane with the existing open vehicular entrance

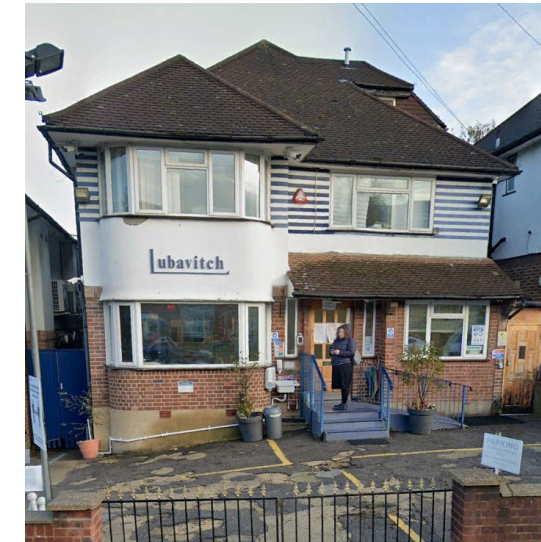
As can be seen from these images there are currently floodlights that sit behind the boundary. The two end poles sit at 3m tall whereas the floodlight pole in the centre is 5m in height.

232 Hale Lane



1

230 Hale Lane



2

228 Hale Lane



3

Extent of Site



Existing 3m floodlight pole

Existing 5m floodlight pole

Existing 3m floodlight pole

PROPOSED WORKS

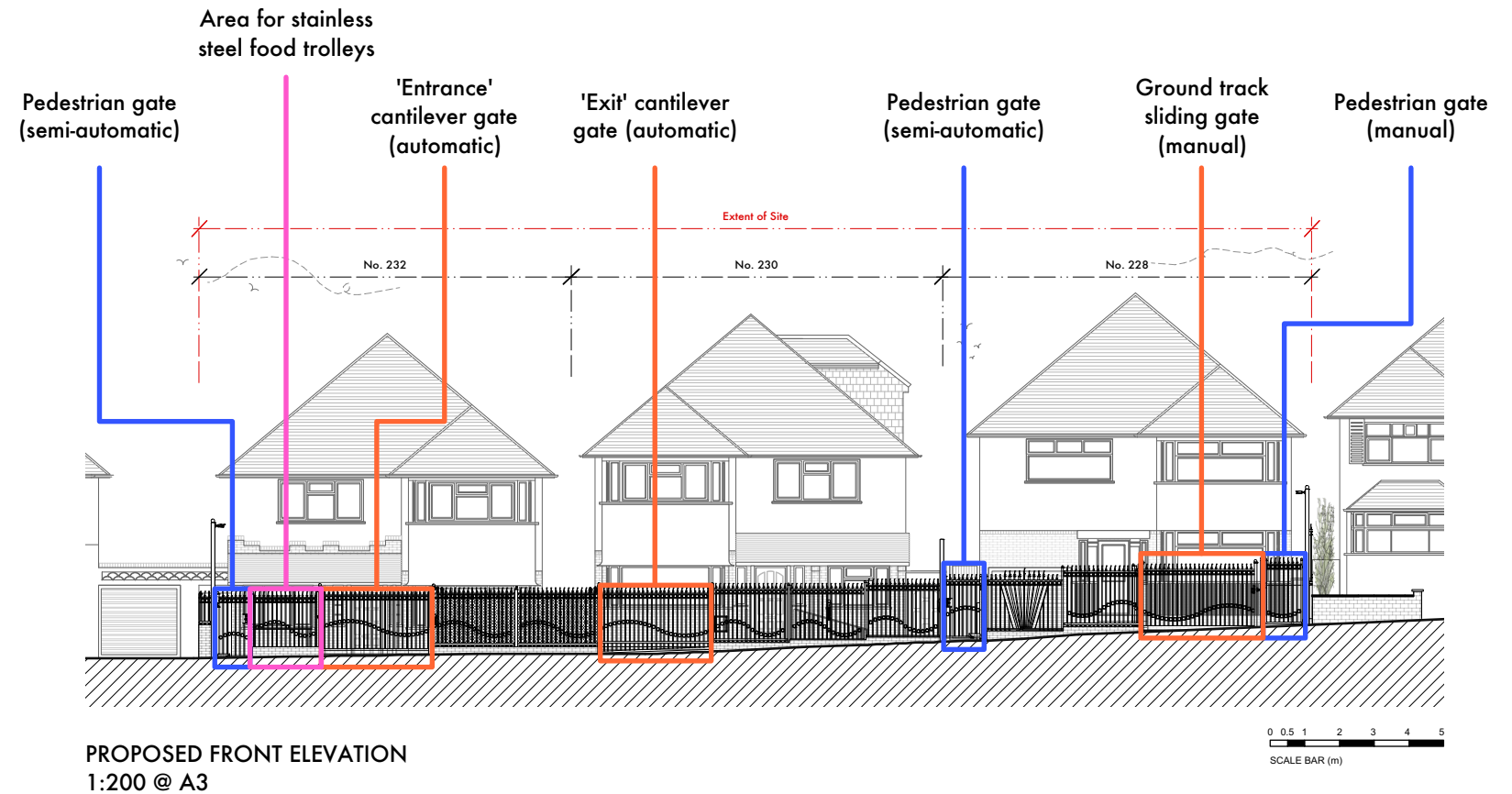
The image opposite shows the front street elevation of Lubavitch of Edgware with the proposed railings, low brick walls, vehicular gates and pedestrian gates spanning across the three detached properties.

The images on the right show the proposed railings and gates across the site and how they would appear from the street.

As can be seen from the proposal, the railings are sympathetic to the frontages of these properties and do not exceed 2m in height. The boundary treatment consists of three pedestrian gates, three vehicular gates and an area which will have two steel food trolleys to provide food to the local community. The existing brick walls are to be lowered and rebuilt.

The railings and CCTV cameras are proposed to create a more secure area for this community hub and the railings also improve the presentation of this Clubhouse and Children's nursery to the street.

The proposed central floodlight to replace the existing will be 2m smaller, this is to limit the impact this has on the street scene (as can be seen opposite) compared to the existing street scene. The two end poles are proposed to become 1m taller than the existing, this is to ensure that there is enough CCTV coverage across the whole site. The poles have been situated and designed sensitively and it is believed they improve the presentation to the street compared to the existing.



Visualisations supplied by SECURAFIT

SURROUNDING EXAMPLES

As can be seen from the images opposite, there are a multitude of examples of boundary treatments that consist of brick walls and black painted metal fencing within the surrounding area of the proposed site.

The fencing proposed at Lubavitch Edgware is no more than 2m from the ground, this is to limit the impact of the proposal on the street scene. Another reason was to ensure that the proposal did not exceed any heights of railings/gates in the local area. The proposed railings are in keeping with the area and match with the surrounding examples.



1.
Henry Nihill House Care Home and Edgware Abbey
Priory Field Drive



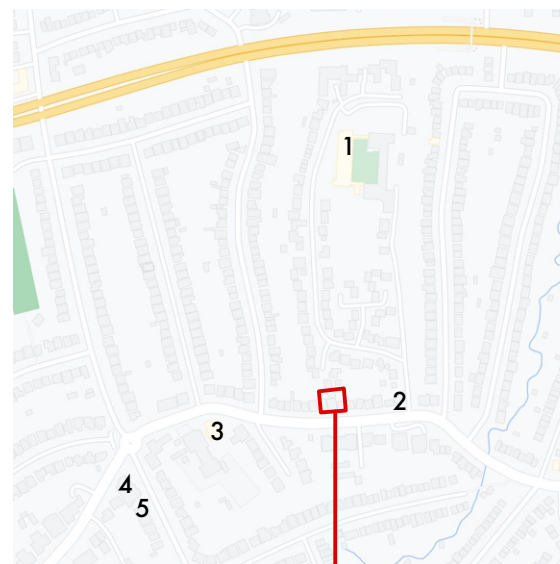
2.
216 Hale Lane



3.
Orion Court and Hunters Lodge
255-257 Hale Lane



4.
Edgware Adath Yisroel Congregation
265 Hale Lane



SITE



5.
4 Heather Walk

SUMMARY

This proposal has been sensitively designed to increase the security of Lubavitch of Edgware, whilst also improving the site's presentation to the street.

In summary this planning application seeks approval on this well considered proposal which we believe should be supported due to the following reasons:

- + The proposal has been designed to respect the character and appearance of the immediate surrounding buildings around 228-232 Hale Lane.
- + The proposal is not considered to pose any significant impact to the neighbouring buildings or the building on the proposed site.
- + The proposal enhances the security of the site whilst also upgrading the presentation of the site to the street.