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**PLANNING STATEMENT ON BEHALF OF  
CONGREGATION OF THE MISSION  
(VINCENTIAN FATHERS)**

**NEW PRESBYTERY FOR VINCENTIAN  
FATHERS AT 2 FLOWER LANE, MILL HILL,  
LONDON, NW7 2JB**

Date: May 2021

Ref: 14860

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01	Draft	EP			WS	19.05.21
02	Final	EP			EP	21.05.21
DWD Job Number: 14860						

## 1.0 INTRODUCTION

1.1 DWD has been appointed by the Congregation of the Mission (Vincentian Fathers) to submit this Planning Statement to the London Borough of Barnet (LBB).

1.2 The following development is proposed at Presbytery, 2 Flower Lane, Mill Hill, London, NW7 2JB (the Site):

*“Demolition of the existing Presbytery and construction of a new replacement Presbytery, a single storey extension to the existing church, works to the car park and associated site works.”*

1.3 This planning application is submitted following pre-application discussions that took place with LBB in 2020 (ref. 20/0238/QCE). The design has developed following the pre-application advice, to seek to respond to officer’s comments and to provide an improved and high quality scheme.

1.4 The purpose of this report is to set out the planning case that underpins the proposed development scheme, prepared by Matthew Lloyd Architects. This report should be read in conjunction with the supporting documents submitted with this planning application:

- Application Form
- CIL Additional Information Form
- Design and Access Statement prepared by Matthew Lloyd Architects
- Letter from Paschal Scallon CM, Provincial Superior of the Vincentian Community dated 07/05/21
- Transport Assessment prepared by EAS
- Noise Assessment prepared by AAD
- Energy and Sustainability Report prepared by Harley Haddow
- Drainage Strategy prepared by Harley Haddow
- Arboriculture Impact Assessment and Method Statement prepared by Marcus Foster Arboricultural Design & Consultancy
- Preliminary Ecological Assessment prepared by ASW Ecology
- Flood Risk Overview by DWD

- Plans as detailed below:

Drawing ref.	Title
<b>Existing</b>	
001 Rev P01	Existing Site Location Plan
049 P01	Existing Site Plan
100 Rev P01	Existing Presbytery – Ground Floor Plan
101 Rev P01	Existing Presbytery – First Floor Plan
102 Rev P02	Existing Presbytery – Second Floor Plan
103 Rev P01	Existing Presbytery – Roof Plan
104 Rev P01	Existing Church – Ground Floor Plan
105 Rev P01	Existing Church – Roof Plan
140 Rev P01	Existing North Elevation
141 Rev P01	Existing East Elevation
142 Rev P01	Existing South Elevation
143 Rev P01	Existing West Elevation
144 Rev P01	Existing Church – South Elevation
<b>Proposed</b>	
050 P01	Proposed Site Plan
051 P01	Proposed Landscape Plan
199 P01	Proposed Presbytery – Basement Plan
200 P01	Proposed presbytery – Ground Floor Plan
201 P01	Proposed Presbytery – First Floor Plan
202 P01	Proposed Presbytery – Second Floor Plan
203 P01	Proposed presbytery – Roof Plan
204 P01	Proposed Church – Ground Floor Plan
205 P01	Proposed Church – Roof Plan
220 P01	Proposed Section A-A
221 P01	Proposed Section B-B
222 P01	Proposed Section C-C
223 P01	Proposed Section D-D
224 P01	Proposed Section E-E
240 P01	Proposed North Elevation
241 P01	Proposed East Elevation
242 P01	Proposed South Elevation
243 P01	Proposed West Elevation
244 P01	Proposed Church – South Elevation

1.5 This Planning Statement is structured as follows:

- Section 2: Site Description
- Section 3: Presbytery and the Sacred Heart and Mary Immaculate Roman Catholic Church
- Section 4: Proposed Development
- Section 5: Assessment of Pre-Application Advice

- Section 6: Consultation Summary
- Section 7: Planning Context
- Section 8: Planning Assessment
- Section 9: Summary and Conclusions

## 2.0 SITE DESCRIPTION

- 2.1 The full Site, including the existing church and Presbytery is 2,750 sqm. It is located in the LBB.
- 2.2 The Site comprises of the Church of the Sacred Heart and Mary Immaculate, which is located on the north part of the Site and fronting both The Broadway and Flower Lane. On the southern part of the Site is the existing Presbytery, which comprises of a two storey building with a pitched roof and dormer windows providing accommodation at second floor level. The remainder of the Site comprises of vehicle parking for 34 vehicles and soft landscaping.
- 2.3 This planning application relates to the Presbytery and the adjacent car park which totals 1,400 sqm. The submitted Site Location Plan confirms the extent of land that the proposed development relates to (red outline) and the other land within the full wider Site (blue outline). The main church building is excluded from the application site.
- 2.4 The Site is located just outside of a Primary Retail Frontage which runs along The Broadway, to the west of the Site, up to the railway line on the south side of the road. The Primary Retail Frontage also extends along the north side of The Broadway, including directly opposite the subject Site and it becomes a secondary retail frontage to the east of the Site.
- 2.5 The surrounding area is characterised by a mix of land uses including retail, mixed use and residential. To the east of the Site on the East side of Flower Lane is the Church of St Michael and All Angels and Hartley Hall, a mixed- use building comprising of office, residential and community floorspace. To the south of the Site are semi- detached residential properties, located on the west side of Flower Lane. To the north and west is the retail area, with retail uses at ground floor.
- 2.6 The adopted Proposals Map shows no allocations for the Site. The Site is not located within a Conservation Area. There are no Statutory or Local Listed Buildings on the Site. The Site is located within Flood Zone 1 and therefore there is a low probability of flooding.
- 2.7 Vehicle access to the Site is via a dropped kerb on Flower Lane, that leads to the Site's car park. Pedestrian access to the church building is via an entrance on The Broadway and also a rear access, reached via the car park. The pedestrian access to the Presbytery is via the car park.
- 2.8 The Site has a Public Transport Accessibility Level (PTAL) score of 4 on a scale of 0 (worst) to 6b (best). The closest station to the Site is Mill Hill Broadway which is located approximately 570 m to the west of the Site. The Site also benefits from good accessibility to a number of bus routes, that serve bus stops a short distance from the Site.

- 2.9 Along The Broadway there are short stay pay by phone bays. The maximum stay is 90 minutes and they operate Monday to Saturday 9am – 5.30pm. There are resident permit bays along Flower Lane, where resident only parking is permitted Monday to Friday 11am to Middy.
- 2.10 The existing brick built Presbytery comprises of six bedrooms, ancillary spaces including a small dining area and small chapel and a small parish office. The existing building is of poor quality and is no longer fit for purpose in the Order’s on-going mission in both the local community and beyond.
- 2.11 It is understood that the existing Presbytery building was built in the early 1960s. The main church building on the Site was rebuilt in the 1990s.
- 2.12 Photographs of the Site and of the interior of the existing Presbytery are provided in the submitted Design and Access Statement.



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### **3.0 THE PRESBYTERY AND SACRED HEART AND MARY IMMACULATE ROMAN CATHOLIC CHURCH**

- 3.1 A letter prepared by Paschal Scallon CM, Provincial Superior of the Vincentian Community (07/05/2021) has been submitted with the application. This sets out the background to the Vincentian Community's work in Barnet and across London.
- 3.2 The church is well used by both church-based groups and the wider community.
- 3.3 The Vincentian Community has been serving the parish of Mill Hill since 1889. The parish of the Sacred Heart and Mary Immaculate in Mill Hill was created in 1893 and the Vincentians were invited to run it. A church was built on the Site in 1923. In the 1990s the church was demolished and the present church was built.
- 3.4 The existing Presbytery was built in the early 1960s, but is no longer suitable as accommodation for the Vincentian Community to live and work in.
- 3.5 The 6 bedrooms in the existing Presbytery are very small and do not provide a private study or seating area for the residents. The bedrooms are used for sleeping, living and working accommodation. Some residents spend much of the day working from the private bedrooms. The rooms have been reconfigured since the building was originally built to provide a private shower room in each bedroom. There is no space in the current bedrooms for residents to have sufficient and dedicated space to undertake work within their private rooms.
- 3.6 The communal areas are also constrained, providing only a very small dining area and small chapel for prayer. The parish office also sits within the existing Presbytery building.
- 3.7 The members of the Vincentian Community that live at the Site take part in spiritual exercises and a cycle of prayers and worship throughout the day. The current constrained accommodation does not provide a suitably sized and laid out area for residents and their guests to come together for prayer. The existing chapel is too small and in a poor condition.
- 3.8 The current residents of the Presbytery are allocated two vehicle spaces on the Site. Not all of the residents drive but those that do share the vehicles. They also rely on public transport to move across London to undertake their work.
- 3.9 The existing building, including the heating and the plumbing systems, is considered to be at the end of its useable life. The building has sub-standard insulation, poor energy performance and could not be refurbished to meet current building standards. There is also asbestos present in the building.

- 3.10 It is not considered feasible to refurbish the property and therefore the proposal is to rebuild it, to provide a modern, sustainable and fit for purpose replacement Presbytery.
- 3.11 Rebuilding the Presbytery at Flower Lane is a key part of the Vincentian Community's strategy to consolidate their presence in Mill Hill for the coming decades. The members of the Community who will live at Flower Lane will work in different ministries both locally and throughout London, to continue to fulfil one of their foundational roles, to lead and support parish missions.
- 3.12 To enable the Vincentian Community and the parish of the Sacred Heart and Mary Immaculate to continue to work with and serve the local community and to undertake their work across London, they require a replacement Presbytery.

## 4.0 PROPOSED DEVELOPMENT

4.1 The proposed development comprises of:

*“Demolition of the existing Presbytery and construction of a new replacement Presbytery, a single storey extension to the existing church, works to the car park and associated site works.”*

4.2 The development comprises of the following elements:

- Demolition of the existing Presbytery;
- Construction of a new purpose built building of 652 sqm GIA with accommodation at basement, ground floor, first floor and at second floor within the roof space, to provide a replacement Presbytery;
- The replacement Presbytery will comprise of six suites and one guest room along with associated living, dining, prayer and ancillary spaces including a small chapel (oratory);
- Rationalise the parking layout to provide a total of 30 vehicle spaces including 3 dedicated disabled spaces and 2 electric charging spaces;
- Cycle storage, including both short stay and secure covered long stay spaces;
- Ancillary site and landscaping works;
- Construction of a single storey extension to the existing Church building totalling 42 sqm GIA, providing office space ancillary to main Church, to relocate the Parish offices currently in the existing Presbytery.

4.3 The proposed replacement Presbytery is conceived around a peaceful central courtyard and small chapel. Living spaces are configured to have a hierarchy of privacy as users pass deeper into, and further up the building.

4.4 It is proposed that the new Presbytery will be constructed of brick with zinc standing seam cladding used on the roofs. Glazed bricks and timber doors will also be used to add architectural interest to the building.

4.5 The design of the taller element of the development provides two full size floors, ground and first floor. There is then further accommodation in the roof at second floor, where there will be a pitched roof. The building has been designed to enable it to be read as a two storey building with roof accommodation as opposed to a full three storey building. The building then steps down to one

and two storeys on the southern part of the site. A small basement is also proposed, which will sit under a small part of the building.

- 4.6 Two vehicle spaces will be designated to the Presbytery. This aligns with the current arrangement.
- 4.7 At present there are no vehicle spaces on site that fully comply with DDA requirements. The proposed changes to rationalise the car park will introduce 3 dedicated and suitably sized and laid out disabled spaces. Two electric charging bays will also be introduced.
- 4.8 The layout of the car park is currently poor making it very difficult for vehicles to manoeuvre into spaces and around the car park. Many of the existing spaces (circa 10) are not useable unless vehicles are blocked in. The proposed works will rationalise the layout and ensure that all vehicle spaces are accessible and that the car park allows vehicles to move around it without difficulty. This is discussed further in the submitted Transport Statement.
- 4.9 The single storey extension to the church will be of brick construction. The design and materials will match the earlier extension to the Church building that was consented in 2017 and has been built since. The proposed extension will provide a parish office, clergy office and small meeting space. It will be accessed internally from within the Church building.
- 4.10 It is proposed that the development will be served by an Air Source Heat Pump. The construction of the building, with high U Values, will ensure that the building is energy efficient, and far superior to the current building.

### **Use of the Presbytery and its Facilities**

- 4.11 The proposed new Presbytery seeks to provide replacement facilities of a higher standard. It will also provide more space to serve the residents. The existing confined bedroom spaces that each resident has currently will be replaced with larger suites that benefit from a private bathroom, bedroom, study area and living area. This provides the residents with far superior accommodation to support their work and improve their living standards.
- 4.12 There has been extensive dialogue between the applicant and design team to agree the size of the individual suites and to ensure that these suites are of a sufficient size to meet the needs of the residents. Many of the residents will spend a large proportion of their time in their suite, working from it during the day, using it as a lounge and as sleeping accommodation. The suite also needs to be of a sufficient size to accommodate all the residents personal and work possessions. It is considered that reducing the size of these rooms, would have a detrimental impact on the quality of the living space and would result in the scheme not meeting the client brief.

- 4.13 The existing ancillary spaces in the building will be replaced with larger and better laid out spaces to support the work and worship of residents. It provides a modern small chapel (or oratory) that benefits from a double height ceiling and natural light. This space is far superior to the residents existing very small chapel space. A better sized dining room will also be provided to enable residents to eat together.
- 4.14 The provision of the guest room will enable those working with the Vincentian Community to be provided with accommodation for short stays. It is anticipated that the visitor room will be used by visitors who are members of the Vincentian Community that are staying in London from overseas to for example learn English, perhaps for a period of 1- 3 months, or for a shorter period to attend meetings or undertake work in the parish or working elsewhere for the Vincentian Community in London. On occasions family members visiting residents of the Presbytery may also stay in the guest rooms for a night or two. Although this is not expected to be a regular occurrence.
- 4.15 It is expected that the Presbytery building will continue to be used as existing with residents participating in spiritual exercises, prayers and worship throughout the day both together and individually. Residents will utilise the dining room and small chapel. Primarily these spaces will be used by the residents only but on occasions, as is currently the case, a small number of visitors may be invited to come to the property to participate in a small scale liturgy or similar. This would typically be only a couple of times a month and would be very small scale. Any larger activities would continue, as existing, in the main church building.
- 4.16 Some of those living at the Site work within the parish and others work elsewhere in London. This will continue to be the case. The residents are not therefore based at the Site all the time and they travel around the community and London as their work requires.
- 4.17 The proposed Presbytery is a unique building that has bespoke designed accommodation to meet the specific needs of the Vincentian Community who will live there. It has been carefully designed in close consultation with the client to ensure that it fully meets the needs of the residents both now and in the future. The layout of accommodation, living spaces and ancillary spaces within the building have been likened by the client to a small modern monastery.
- 4.18 The proposal to move the parish office to the church building, in a new purpose built extension, is seen as a positive change by the Vincentian Community. The proposal moves this space that is for the church and has visitors to it, away from the private living accommodation at the Presbytery to where the church activity is focused and to the more public part of the Site. It creates a clearer separation between the two different uses of the Site.
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### **Use Classes**

- 4.19 The LBB pre-application written advice suggests that the proposed use falls into Use Class C2 (Residential Institution). It is considered that a Sui Generis use better describes the use, as a result of the range of activities taking place within the building, which are not limited to uses which fall within the definition of a residential institution. A C2 use would comprise of uses such as residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- 4.20 The use of the building will include:
- Working
  - Spiritual exercises, prayer and worship for those living at the property and visitors
  - Meetings and consultations between those living at the property and visitors
  - Living accommodation
  - Communal cooking and dining
- 4.21 We are of the opinion that when considered together, these uses are best described as a Sui Generis use. However, if the Council disagree with this, it would be helpful to further discuss with officers the reasoning for this.
- 4.22 The extension to the Church will be an F1 Use, as it will be ancillary to the main Church use.

## 5.0 PLANNING CONTEXT

### Planning History

5.1 An online search of the Site's planning history provides the following results:

Ref.	Description	Decision	Decision Date
16/8186/FUL	Single storey front entrance to Catholic Church of Sacred Heart and Mary Immaculate in Mill Hill including new entrance area and new meeting room with independent access. Proposing new fire escape route from the existing hall with a new footpath leading to the rear car park.	Approved	28/02/2017
W00920G	Installation of automatic traffic barrier.	Approved	01/07/1996
W00920E	Demolition of existing church and community centre and erection of new church, community centre and car park.	Approved	05/03/1994

5.2 Whilst the main church on the Site was rebuilt in the 1990s following the grant of planning permission reference W00920E, the Presbytery was not rebuilt at this time. We have been advised by our client that the Presbytery building was constructed in approximately the early 1960s.

5.3 On the east side of Flower Lane opposite the subject Site at 1 Flower Lane is Hartley Hall. Planning permission was granted for this development in May 2011 comprising of *“Demolition of existing buildings and erection of a part 3, part 4 and part 5 storey building comprising 685sqm. of office space (B1), 846sqm. of community hall and ancillary community facilities, 42no. residential flats (class C3), basement and surface level car parking, associated landscaping and cycle parking. Erection of small store behind the church.”* (ref.: H/00749/11). Subsequent non material amendment and variation of condition applications were submitted to vary the approval.

### Policy Framework

5.4 The Council's current adopted development plan comprises the London Plan 2021 (LP), the Core Strategy 2012 (CS), the Barnet's Development Management Policies 2012 (DMP) and the Area Action Plans. The Proposed Development will also need to have regard to the National Planning Policy Framework 2019 (NPPF).

5.5 The Council is currently preparing a new Local Plan. The new Local Plan will eventually replace the existing Local Plan for Barnet (the Core Strategy and the Development Management Policies) when it reaches adoption, currently expected in late 2021. Public consultation on the draft Local Plan (Regulation 18 Preferred Approach) took place in early 2020 and the Regulation 19 consultation is expected in due course.

## 6.0 PRE- APPLICATION ADVICE

- 6.1 A pre application submission was made to the LBB in June 2020 and following this a pre application meeting took place with the Planning Officer, Eva Quille (ref. 20/0238/QCE), in August 2020.
- 6.2 During the pre-application meeting, the Planning Officer advised that the principle of development is considered acceptable, including the demolition and re build of the existing Presbytery subject to its replacement being of high quality design. The relocation of the parish office to the proposed location was also considered acceptable subject to Highways input. However, the Planning Officer raised concerns on the scale and massing proposed and the proximity of this massing to Flower Lane.
- 6.3 Following the pre-application meeting, the design was amended and further revised plans were submitted in September 2020. The LBB written feedback was provided based on these revised plans and was issued in October 2020.
- 6.4 Set out below are the key comments raised by the Planning Officer in the written advice, together with how these have been responded to in the final design submitted for planning (in *italics*):

- It is considered that the principle of replacing the existing building is acceptable, given that there would be no loss of residential or social infrastructure on the site and the proposed building is needed to help support the Vincentian Community's work.

*The proposed development continues with the demolition and rebuild.*

- The loss of the existing Presbytery and garages can be supported, subject to its replacement demonstrating a high quality design, which does not detract from the character of the area.

*The design rationale and design development is discussed further in the submitted Design and Access Statement.*

- In terms of design of the new Presbytery, there is no in-principle objection to a degree of design variance within the street scene, but any proposed design needs to be of a high-quality and must sensitively respond to the overarching visual character and design vernacular of the adjoining properties and local area, even if this is done in a more contemporary expression.

*Following this advice, the taller element of the scheme has been set back from Flower Lane by a further 1.2 m. To reduce the overall height, the second storey element has been incorporated into the roof space, so that the ridge of the proposed roof aligns with that of the*



*existing building. These design alterations seek to ensure that the scheme responds sensitively to the visual character of the area, whilst acknowledging that this is an institutional building, and not a domestic house.*

*The proposed development continues to provide a more contemporary expression in its design, relative to the existing 1960s building on the site, which is of no architectural merit. Visuals are included in the Design and Access Statement which further illustrate how the building will sit within the wider site context.*

- In terms of the proposed footprint of the new Presbytery compared to the existing building it would be larger and has been re-aligned to run parallel with the road to reflect the building line of the properties in Flower Lane. The amended realignment is supported. However, unlike the adjoining properties and the existing building on site, the design results in a stepped building line, which increases the visual impact of the building within the street scene.

*The building line continues to be stepped, however the taller element has subsequently been stepped further back by 1.2 m, reducing the step between the building line of the two storey oratory and the taller element. Stepping the taller element away from the street, reduces its visual impact on the street.*

- The alignment of the two storey element with the adjoining neighbour is supported. The amended scheme also revises the stepped projection of the three storey element by reducing its depth by 2 metres to allow a minimum of some 3 metres increasing to some 4 metres (due to the splay of the road), to separate the building from the pavement edge.

*The taller element has now been moved further from the pavement edge, by a further 1.2 m.*

- Although it is accepted that the reduced projection of the building line is an improvement on the original scheme it is considered that the stepped building line and resultant design of the three storey element has not overcome the concerns regarding the impact on the street scene.

*Following this advice, the second floor accommodation was moved into the roof, to allow the overall height of the building to be reduced. The length of the taller element of the building has also been reduced, to reduce the overall massing of this element.*

- The two-storey element of the building is considered to relate suitably to the adjoining neighbours and the street scene, providing a bridging element to the main three-storey building.

*The positioning of the two storey element has been retained as proposed at the pre-application stage.*

- Whilst an improvement on the original scheme, concern is still raised however regarding the overall massing, bulk and design of the resultant three-storey element of the building, with the stepped building line highlighting further the overly dominating presence of the building within the plot and the street scene.

*For the reasons set out above, it is considered that the further amendments to reduce the height, reduce the length of the taller element and its proximity to the street, serve to reduce the presence of this building on the street scene. Albeit, because it is an institutional building, it is considered appropriate for it to have a degree of dominance on the street relative to the domestic houses on the street.*

- The proposed scheme however introduces a visual stop when looking towards The Broadway, and is overbearing when viewed looking southwards, with the block design dominating the plot and the existing church building.

*Visuals are included within the scheme. It is considered that these illustrate that the building will sit appropriately in the site's context and alongside the existing church building. Views both north towards The Broadway and south, from The Broadway are not dominated by this building. Instead, relative to the existing building, the proposed development introduces a high quality and visually interesting building to the street.*

- Any future application should look to decrease the scale and bulk of the building further. It is also considered that the second floor should be of a more subservient design.

*The second floor is now of a more subservient design, with the second floor accommodation incorporated into the roof and the overall height of the building reduced. The scheme's massing has been reduced as far as possible, without compromising the quality of the internal accommodation and ensuring that the client's brief is still met.*

- The office extension would relate satisfactorily to the existing building and the street scene.

*The design of this element of the scheme has not altered since the pre-application discussions.*

- No loss of privacy to neighbouring properties and development is not considered to have an overbearing impact.

*Further confirmation that there will be no overlooking is in the Design and Access Statement.*

- It should be noted that in order to protect the amenities of the future residents of the building a condition would be attached to any approval that the proposed new Presbytery can only be used in conjunction with the work of The Vincentians Church Community.

*The proposed condition is acceptable to the applicant.*

- Any future application should include a landscaping scheme to soften the impact of the proposed development and enhance the area and the site.

*Details of hard and soft landscaping are included in the Design and Access Statement. Full details can be secured by planning condition.*

- Care would also need to be taken not to harm the street tree located in close proximity to the development.

*An Arboricultural Impact Assessment has been included with the submission and provides recommendations which should be followed to ensure that the street tree is protected.*

- Any formal submission should demonstrate compliance with Barnet's Waste and Recycling Strategy (2019) in regard to storage capacity and screening.

*Details of waste and recycling arrangements are included in the submitted Design and Access Statement and also in this Planning Statement.*

- Any application should include confirmation in writing that the relevant criteria of Part M4(2) of Schedule 1 to the Building Regulations 2010 can be met.

*This confirmation is provided in the Design and Access Statement.*

- Any submission should clearly demonstrate how a proposal is making the fullest possible contribution to minimising carbon dioxide emissions.

*An Energy and Sustainability Statement has been submitted with the application.*

6.5 Further discussion on the design development and response to the pre-application discussions is provided in the submitted Design and Access Statement. Email correspondence with the Planning Officer also confirmed the supporting documents required to be submitted with the planning application.

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## 7.0 CONSULTATION

7.1 In advance of the submission of this planning application, in addition to the Pre-Application consultation undertaken with LBB, engagement has also taken place with local residents, members of the Church, local Councillors and the Mill Hill Preservation Society. This section provides a summary of the consultation activities that have been undertaken.

### Local Residents

7.2 In February 2021 letters were delivered to local residents on Flower Lane and on surrounding streets, notifying them of the proposals, inviting them to view further details of the proposed scheme on the Church's website and to get in touch if they have any further questions.

7.3 Limited responses were received from local residents, although responses that were received were generally positive. Email correspondence took place with one resident living on the east side of Flower Lane who had concerns on the proposed development.

### Members of the Sacred Heart Church

7.4 Parishioners were made aware of the proposals via a mail out, the Church's social media pages and Church website. They were also invited to attend a video call with the project team on the 22<sup>nd</sup> March 2021.

7.5 The video call meeting was well attended with a total of 22 people on the call, which included Parishioners, residents of the presbytery and the project team. A presentation of the proposed development was provided by the project architect and questions on the scheme were raised and discussed.

7.6 The Parishioners were very supportive of the proposed development. They were particularly supportive of the long term investment that the project makes into the Vincentian Community's long term presence in the community, working alongside the church. Questions were raised in relation to the energy strategy, revised parking layout and the timescales for the project and planning application.

### Local Councillors

7.7 Emails were sent to both the local Ward Councillors (Mill Hill Ward) and Ward Councillors of the neighbouring ward (Hale) to notify them of the proposed development; to provide them with a link to the church website that provided further information on the scheme; and to offer them the opportunity to further discuss the project with the project team. No responses were received from Councillors.

### **Mill Hill Preservation Society**

- 7.8 A video call meeting took place with two members of the Mill Hill Preservation Society (John Living and Bill Taylor) on the 15<sup>th</sup> April 2021. The feedback received was generally positive, with some design suggestions made. These related to minor suggested tweaks to improve the scheme, primarily associated with the internal layout. They were also supportive of the use of a lighter brick, as is proposed, instead of red brick.

### **Summary**

- 7.9 Overall, the feedback received during the consultation has been very positive and of particular importance is the local Parishioners support of the proposal, and the investment into the community and church it brings.

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## 8.0 PLANNING ASSESSMENT

8.1 This section assesses the proposed development in the context of the adopted planning policy.

### **Principle of Development**

- 8.2 The proposed development seeks to provide a replacement Presbytery. The existing Presbytery on the Site has 6 bedrooms that, as explained at Section 3, are small and no longer suitable. There are also ancillary spaces and a small parish office within the building. The replacement building will provide 6 suites. Each will be of a larger size than the existing bedrooms and better laid out. The residents require more private space than they currently have, with many spending the vast majority of the day in these rooms. The residents will work from them, use their individual lounge space and sleep in the proposed suites.
- 8.3 The development also provides improved facilities in the communal parts of the building and one guest room. The guest room will be used by visitors to London that are part of the Vincentian Community. The existing use is established on the Site and the principle of replacing the accommodation, with a modern more suitable and better laid out replacement building, should therefore be considered to be acceptable. The acceptability of the principle of the development was confirmed by the written pre- application advice.
- 8.4 Whilst the parish office is currently located in the Presbytery building, it would be more suitable for this to be located in the main church building. This would allow the living accommodation on Site to be better separated from the day to day running of the church. As such the proposal is to move the parish office to the small single storey extension that is proposed to the main church building. This will free up space in the Presbytery for more communal living accommodation to serve those living there and visitors. The principle of this was also confirmed as acceptable in the written pre-application advice.
- 8.5 Paragraph 92 of the NPPF confirms that planning policies and decisions should plan positively for the provision of community facilities including places of worship. Policy GG1 (building strong and inclusive communities) of the London Plan confirms that development must provide good quality access to community spaces and should encourage and strengthen communities. As explained in Section 3 above, and in the submitted letter prepared by Paschal Scallon CM, Provincial Superior of the Vincentian Community, the replacement Presbytery is needed to help support the Vincentian Community's work in Barnet and across London.

- 8.6 The proposed development aligns with the requirements of CS10 (enabling inclusive and integrated community facilities and uses) which states that LBB will *“support the enhancement and inclusive design of community facilities ensuring their efficient use, and the provision of multi-purpose community hubs that can provide a range of services to the community at a single accessible location”*.
- 8.7 LBB’s adopted policy DM13 (community and education uses) addresses the loss of community and education facilities and new facilities. The proposal is not for a new community facility, it is instead to enhance and increase the size and quality of an existing facility to better meet the needs of those it serves.
- 8.8 Part b of DM13 advises that new community uses should be located where they are accessible by public transport, walking and cycling, preferably in town centres or local centres and that they should ensure that there is no significant impact on the free flow of traffic and road safety and that they protect the amenity of residential properties. Whilst this policy is not directly applicable to the proposed development, notwithstanding this it is considered that the location of the development complies with this policy. The Site is located adjacent to Mill Hill town centre and Mill Hill Broadway station is located approximately 570 m to the west of the Site. The proposed development is to serve the existing Vincentian Community and is not expected to result in a significant increase in movements to and from the Site. The design development has also accounted for neighbour’s amenity, which is addressed later in this section.

### **Scale, Layout, Massing and Design**

- 8.9 Core Strategy policy CS5 (protecting and enhancing Barnet’s character to create high quality places) confirms that development should respect local context. Part a and b of policy DM01 (protecting Barnet’s character and amenity) confirms that:
- All development should represent high quality design which demonstrates high levels of environmental awareness and contributes to climate change mitigation and adaptation.
  - Development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.
- 8.10 The submitted Design and Access Statement sets out the design rationale and how the local context has been considered to arrive at the development proposals. The surrounding area is characterised by a mix of land uses, building styles, materiality and building heights. Heights range from two

storeys to up to five storeys at the Hartley Hall development. The proposed building height is therefore considered to be appropriate in the Site's context. The height has been reduced as part of the design development, and to respond to the LBB's pre-application written advice and the ridge of the proposed roof is now in line with that of the existing building.

- 8.11 The taller element, with the second floor accommodation located in the roof, is positioned on roughly the footprint of the existing building. The height is proposed to step down to the south of the Site, to one and two storeys, to respect the two storey residential buildings to the south on Flower Lane.
- 8.12 The pre- application written advice, acknowledges that the building does not need to be of a domestic scale, noting that: *"It is accepted that the building is part of the institutional buildings on the site and such buildings generally command a greater presence in the street scene."*
- 8.13 The building design seeks to respond to the more modern architectural styles seen at Hartley Hall and also the main church building on the Site. The LBB written pre- application advice confirmed that a contemporary expression for the building would be acceptable in principle. The development provides a high quality, well designed and sustainable building and it is considered to comply with the requirements of part a and b of DM01 and CS5.
- 8.14 Part c of policy DM01 advises that development proposals should ensure attractive, safe and, where appropriate, vibrant streets which provide visual interest, particularly at street level and avoid blank walls. The eastern elevation of the existing Presbytery, which faces on to Flower Lane is blank. The proposal seeks to introduce glazing to this elevation to create visual interest. Also, on this elevation artwork with the applicant's emblem, most likely built into the brick design, will be provided to create further visual interest and to break down the elevation.
- 8.15 The base of the taller element will be constructed in a darker brick with recessed panels above the windows. A lighter brick will be used for the upper floors. The two storey element, adjacent to the residential property at 4 Flower Lane will be constructed in brick to match the tone of the ground floor, of the taller element of the building. The massing here also steps down to two storeys. This is to acknowledge the height of the residential properties along Flower Lane. Tall narrow glazed windows will be used to create an active frontage on to Flower Lane.
- 8.16 The small single storey extension to the existing church building is only 42 sqm GIA. This modest infill extension is in keeping with the existing design of the church building and the extension



approved in 2017. The proposed extension is therefore considered to be appropriate in the context of policy CS5 and DM01.

### **Materials**

- 8.17 The Presbytery is proposed to be constructed of brick. It is currently proposed that two different tones of brick will be used, light buff and dark buff. The darker brick will be used for the ground floor to indicate the more active spaces and a lighter brick for the upper floors to indicate the more private spaces. Cast stone will also be used for the horizontal bands and window surrounds. Standing seam zinc cladding is proposed for the roof. To emphasise and provide high quality entrances, glazed bricks will be used around the entrance door.
- 8.18 It is proposed that the 2 storey oratory element of the building will have a butterfly roof. A pitched roof will be used for the taller element. The roof form changed and evolved during the pre-application discussed in response to advice from LBB.
- 8.19 It is proposed that the new single storey small extension to the existing church will be designed and use materials to match the recently completed church extension. Brick in a colour and style to match the existing extension will be used. This will achieve a consistency with the existing church building.
- 8.20 Further discussion of the architectural response to the materials is provided in the Design and Access Statement.

### **Neighbours' Amenity**

- 8.21 Part e of policy DM01 (protecting Barnet's character and amenity) advises that development proposals should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining and potential occupiers and users.
- 8.22 The proposed replacement Presbytery will be 2 full storeys with further second floor accommodation provided in the roof, facing the main church. It will then step down to 1 and 2 storeys at the rear of the Site, closest to the residential properties on Flower Lane. The residential properties to the south of the Site are two storeys in height, with rear gardens. The existing building also has roof accommodation at second floor in the steep pitched roof. The roof form of the proposed building was amended during the design development and following the pre-application advice, to an equal pitch to better sit within the surrounding context.
- 8.23 4 Flower Lane is located adjacent to the rear of the Presbytery. There are north facing windows in the rear first floor element of this residential property, that look on to the existing and proposed

Presbytery. These are considered to be secondary windows. The proposed development will result in the property looking out on to a high quality modern building, as opposite to the existing dated building. The taller element has been set away from the Site boundary and is positioned where the existing building massing is located, to increase the separation distance between these properties and to protect the outlook of 4 Flower Lane as required by part e of DM01.

- 8.24 As a result of the limited increase in the overall height and massing of the building, it is not expected that the scheme will result in a daylight, sunlight or overshadowing impact to 4 Flower Lane.
- 8.25 Careful consideration has been given to the position of windows on the south elevation of the property, to prevent overlooking to neighbouring residential properties and to ensure their privacy is retained. No south facing windows are proposed on the two storey wing, that extends close to the Site's southern boundary. In the main part of the building which extends to three storeys windows have been positioned to prevent direct overlooking to the south at first and second floor level. It is noted that there are existing windows on the south elevation of the Presbytery that look southwards to the residential properties. The proposed development is therefore considered to be a significant improvement to overlooking, and to improve neighbour's privacy.
- 8.26 Part d of Policy DM04 (Environmental considerations for development) confirms that proposals to locate development that is likely to generate unacceptable noise levels close to noise sensitive uses will not normally be permitted and that mitigation of noise impacts through design, layout, and insulation will be expected where appropriate. Entrances are set away from the neighbouring residential uses and the activity will be contained within the building. The small, rear courtyard, will be used by residents. This courtyard is to provide a peaceful and quiet outside space for the residents. It is expected to generate less noise that you would expect a typical residential garden to generate. The proposal is therefore considered to comply with policy DM04 part d.
- 8.27 A Noise Assessment has been submitted with the application which assesses the noise associated with the air source heat pump plant, which will be housed within the ground floor of the building. It is expected that a noise condition will be attached to the consent, requiring the plant to not exceed a certain noise level, to protect neighbour's amenity. The noise levels are discussed further in the submitted Noise Assessment.

### **Transport and Parking**

- 8.28 The proposed development involves the rationalisation of the vehicle parking layout to ensure that the car park meets current standards. There are currently 34 vehicle spaces on site. However, as discussed in the submitted Transport Statement, at least 10 of the spaces within the car park are

designed to be blocked in by other cars parked in nearby spaces, when the car park at its full capacity. Currently it is understood that none of the existing parking spaces meet the requirements for disabled bay standards.

- 8.29 The proposed amended layout includes 30 car parking spaces and one motorcycle space. Of the 30 spaces there will be 3 disabled car parking spaces and 2 spaces will include electric vehicle charging points. All the spaces will be full accessible when the car park is at full capacity. The proposed works will improve the layout, to ensure that it meets modern standards and that cars can safely navigate around it. Long and short stay cycle parking will also be provided. It is therefore considered that the parking amendments will provide an overall net improvement to the useability of the car park.
- 8.30 There are 6 bedrooms currently and 6 suites are proposed in the new building. There will therefore be no increase in parking demand by those living at the Site. Two vehicle spaces will be demised to the Presbytery, as existing. The residents of the Presbytery that drive share vehicles and others rely on public transport and do not drive. The remainder of vehicle spaces will be demised to the church.
- 8.31 The proposed development introduces one guest suite to the Site. This will be used by visitors to London, who are connected with the church. These visitors are not typically expected to come by car as many will come from overseas and therefore they will utilise public transport.
- 8.32 Existing activities at the church and Presbytery will continue as existing and therefore the proposal is not expected to generate any significant increase in vehicle movements to and from the Site.
- 8.33 The submitted Transport Statement confirms that there are no highways or transportation reasons why the proposed development should not be granted planning consent and therefore it is considered that the proposed development will meet the requirements of DM17 (transport impact and parking standards).

### **Access**

- 8.34 The public entrance to the Presbytery will be directly from Flower Lane. A private entrance for those living at the Site, will be provided via the car park, to the north west corner of the property. Internally there will be lift and stair access to the upper floors.
- 8.35 The new parish office extension to the main church, will be accessed internally via the existing church building.
- 8.36 The existing security barrier at the entrance to the church will be retained, to manage cars arriving at the Site.

### **Trees, Landscaping and Ecology**

- 8.37 Policy DM01 (protecting Barnet’s character and amenity) confirms that development proposals should contribute to biodiversity including the retention of existing wildlife habitat and trees. The policy also advises that developments should be well laid out in terms of landscaping and provide an appropriate level of new habitat including tree and shrub planting. DM16 (Biodiversity) confirms that when considering development proposals that the Council will seek the enhancement of biodiversity.
- 8.38 There is existing soft landscaping around the perimeter of the Site. There is also a small courtyard to the rear of the existing Presbytery. The proposed development will provide a replacement courtyard and also introduce additional soft landscaping at the front of the Site and in the car park. Further details of the hard and soft landscaping are included in the submitted Design and Access Statement and withing the Landscape Plan.
- 8.39 The submitted Arboriculture Impact Assessment advises that two Category C trees will need to be removed to facilitate the development, T5 and T6. These trees are described as ‘fair to poor’. The assessment concludes that the removal of these trees is acceptable, because mitigation is provided through the tree planting that has previously been undertaken at the site and the provision of the soft landscaping that the development proposes. The report also sets out mitigation and protection measures, to ensure that other trees on the site and on the pavement are not harmed by the development.
- 8.40 A Preliminary Ecological Assessment has been submitted with the application, which also includes a preliminary bat survey. The report makes recommendations on ecological enhancements at the Site, including the provision of bat, insect and bird boxes. These will be integrated into the scheme. It also recommends a bat emergence survey, which will be secured by a planning condition.
- 8.41 The site’s urban greening factor has been calculated as:
- Sum of:
- Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014. – 39 sq/m x 0.7
  - Flower-rich perennial planting. – 6.5 sq/m x 0.7
  - Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree. – 22.5 sq/m x 0.6

- Groundcover planting. – 28sq/m x 0.5
  - Permeable paving. – 145 sq/m x 0.1
  - Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone) – 780 sq/m x 0
- = 49.28
- Divide by Site Area of 1,400
- Urban Greening Factor = 0.04

8.42 It is therefore considered that the proposed development meets the objectives of DM01 and DM16.

### **Sustainability**

8.43 An Energy and Sustainability Statement prepared by Harley Haddow has been submitted with this application. The existing building, including the heating and the plumbing systems, is considered to be at the end of its useable life. The building has sub standard insulation, poor energy performance and could not be refurbished to meet current building standards. There is also asbestos present in the building.

8.44 The proposed development will provide a modern and high quality building with a high energy performance that meets current building standards. The submitted Statement confirms that as a result of the measures proposed in the development, the CO2 emissions arising from regulated building carbon emissions can be reduced by a total of 37.7%. Energy efficiency measures will provide a portion of this reduction, with highly efficient Air Source Heat pumps proposed to provide heating to the building. The development will therefore successfully reduce carbon dioxide emissions in accordance with the Mayor's energy hierarchy.

8.45 The development will also seek to reduce water use in accordance with the policy aspirations of policy DM04 (environmental considerations for development).

### **Drainage**

8.46 The Drainage Strategy prepared by Harley Haddow has been submitted with this application. This proposes the use of SUDS in order to reduce surface water run off. A sedum green roof is proposed as well as permeable paving and bioretention. Cellular storage is also provided. The measures introduced allow the scheme to reduce the discharge rate by over 50%.

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### **Flood Risk**

8.47 The Site is located within Flood Zone 1 and therefore there is a low probability of flooding. It is located within a Critical Drainage Area and therefore a supporting Flood Risk Overview Note has been prepared to accompany this application.

### **Waste and Recycling**

8.48 There will be no change to the existing church refuse and recycling arrangements as a result of the development, these will remain as existing.

8.49 To serve the presbytery, there will be an enclosed bin store. This will provide 4 x 240 litre bins. Two bins will be for dry recycling and two for refuse.

8.50 LBB's Waste and Recycling Guidance Document (2019 2020) sets the bin requirements for residential units. Whilst the development does not provide a self contained dwelling house it will provide a single kitchen for the residents to share, much like a dwelling house. The refuse requirements for a single self contained dwelling house is: 1 x 240 litres of dry recycling provision and 1 x 240 litres of refuse provision. The proposal is to provide double the minimum requirement for a single dwelling house.

### **CIL and Planning Obligations**

8.51 The applicant is a charity and the building will be used for charitable purposes, providing living, worship and working accommodation for those working with the charity, and for visitors. It is therefore sought that charitable relief should be granted, and that there should be nil CIL liability as a result of this relief.

8.52 It is not expected that the development will trigger the need to provide any planning obligations.

## 9.0 SUMMARY AND CONCLUSIONS

- 9.1 This Planning Statement supports an application for planning permission for the demolition of the existing Presbytery and the replacement with a modern building to provide a new Presbytery. The new Presbytery will provide six suites and one guest room, together with associated living, prayer and ancillary spaces including a small chapel. The proposed development will also rationalise the existing parking and provide a small, single storey extension to the existing church building.
- 9.2 The existing Presbytery is no longer fit for purpose. The living accommodation is cramped and poor quality. To enable the Vincentian Community to continue their important work in the local community, in Barnet and London wide, a replacement Presbytery is needed. The replacement Presbytery will provide high quality and more suitable living accommodation together with ancillary communal spaces to enable the Vincentian Community to continue to fulfil one of their foundational roles, to lead and support parish missions.
- 9.3 A design-led approach has been taken in order to present a proposal which enables the optimum capacity of the Site and which has regard to local context and accessibility, whilst ensuring that the development meets the long term needs of the Vincentian Community.
- 9.4 Following the pre-application advice from LBB the scheme has been developed to seek to respond to the comments raised and to improve the design. The massing of the development has been reduced as far as is considered possible without compromising the quality of the internal space and whilst also ensuring that the client brief is met.
- 9.5 The proposed development will help enhance an existing community facility in Barnet and it is requested that planning permission is granted by the LBB.