

My Ref: DGR/ENVOY/23
Your Ref:

30 November 2023

Planning and Building Control
London Borough of Barnet
2 Bristol Avenue
Colindale
London
NW9 4EW

Via the Planning Portal under ref: PP-12640655

Dear Madam/Sir

THE SORTING OFFICE, 2A ST GEORGES ROAD, LONDON, NW11 0LR – APPLICATION FOR FULL PLANNING PERMISSION

On behalf of Envoy (Golders Green) Ltd, please find enclosed an application for full planning permission in relation to the above properties:

The proposed development comprises of the following:

External alterations at 1st and 2nd floors including installation of windows and façade treatment together with extension to existing building to provide Class E floor space at 3rd floor

The following has been submitted via the Planning Portal:

- This Covering Letter;
- Application Form;
- CIL Form;
- Location Plan and Existing Site Plan;
- Existing Ground Floor Plan;
- Existing 1st Floor Plan;
- Existing 2nd Floor Plan;
- Existing Roof Plan;
- Existing South and West Elevations;
- Existing East and North Elevations;
- Proposed Ground Floor Plan;
- Proposed 1st Floor Plan;
- Proposed 2nd Floor Plan;

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Partnership No. OC399054

- Proposed 3rd Floor Plan;
- Proposed Roof Plan;
- Proposed South and West Elevations;
- Proposed East and North Elevations;
- Proposed Sections;
- Design and Access Statement;
- Energy Statement; and
- Noise Assessment.

The application fee has been paid via the Planning Portal.

Context to the Application

The building comprises of a basement with 3 storeys above ground level with a long and complex planning history. The lawful use of the basement is a Class E (restaurant) with ancillary private hire (21/0204/192). The ground floor is in use as Class E and F2 (22/0678/FUL) with the 1st floor occupied by offices as originally intended when the development was built. The office space and 2nd floor is vacant at the time of this submission.

It is highlighted that planning permission has previously been granted to include the following and that the developments have not been implemented:

- Use of second floor, either as flexible Class B1a offices or as 4 residential units, including external alterations to windows for residential option and amenity space at roof level (20/3095/FUL) – approved 1 December 2020
- Conversion of ground and first floor offices into 8no. self-contained residential units including external alterations to windows and doors, provision of amenity space, refuse storage and cycle parking (21/5452/FUL) – approved 17 December 2021
- Extension to existing building to form new setback penthouse level to provide 3no. residential units at third floor level (23/0757/FUL) – approved 21 November 2023

Proposed Development

The application proposes external alterations to the existing building (which have been previously approved but not implemented). This includes:

- Insertion of 1no. high level window on north elevation at 1st floor (21/5452/FUL);
- Insertion of 1no. high level window on north elevation at 2nd floor (20/3095/FUL);
- Installation of additional painted render on north elevation at (part) 1st and 2nd floors and east and west elevations at 2nd floor (21/5452/FUL);

- Insertion of 3no. windows with partly obscured glass in west elevation at 2nd floor (20/3095/FUL); and
- Installation of painted render to courtyard, west elevation (21/5452/FUL).

The extent, scale and appearance of the proposed extension subject to this application is consistent with the recently approved extension under planning permission 23/0757/FUL. The sole difference relates to use, with this current application proposing additional office floor space rather than residential accommodation.

Provision has been ground floor for 2 additional bicycle spaces (one short-stay, one long-stay) to serve the further office accommodation to be created at 3rd floor.

The existing refuse store at ground floor would be retained to serve the expanded office use.

Assessment of the Proposals

The key planning considerations are highlighted and are assessed below:

Principle of Development

The application site is located within the boundary of Temple Fortune town centre as identified by the Barnet Local Plan. The principle of the development of additional office floor space is in accordance with the Core Strategy including Policy CS1 which seeks to focus economic growth in the most sustainable locations including 'town centres' and Policy CS8. The latter encourages development that improves the quality of existing employment provision including a range of unit sizes to support small and medium sized enterprises.

The development is also consistent with the objectives of Policy DM14 which sets out that all proposals for new office space should follow a sequential approach which considers town centre sites before edge of centre sites.

The London Plan promotes the strengthening of town centres and ensuring that town centres are the primary locations for commercial activity (Policy SD6). The proposed small-scale office extension is also in accordance with the objectives of Policy SD7 which notes that development proposals should ensure that commercial floorspace relates to the size and the role and function of a town centre as well as provide a range of commercial unit sizes. Office development in this location is further encouraged by Policy E1 and it is considered that the development would increase the supply of floor space suitable for local SMEs (and is thereby also in accordance with Policy E2).

Design and Impact upon Amenity

It is highlighted that the proposed external alterations to the existing building have been previously considered acceptable by the LPA. There have been no revisions to the Barnet Local Plan since the earlier approvals and no material change in circumstances. Accordingly, it is clear that the alterations should remain acceptable.

The application for the proposed residential extension (23/0757/FUL) was reported to committee with the report stating as follows:

“Officers consider the proposal represent a modest extension to the existing building with the additional storey itself being set back from the perimeter of the main flat roof: by 1m to the north and east, by 4m to the South (St George’s Road) and by between 1- 2m to the west.

It is considered that the modest nature of the proposal would have limited visual impact on the character and appearance of the surrounding area. The proposed stepped height would be comparative to the new development to the rear of the site which rises to five storeys in height.”

This assessment would remain applicable to the office extension proposals subject to this application.

With reference to the impact upon the amenity of neighbours, it is noted that there are existing residential properties located to north (rear) and to the east and west of the site of the site. Again, the impact of development with respect to privacy and overlooking was considered in the context of report to committee (23/0757/FUL) and assessed as acceptable. The proposed development subject to this application, by virtue of its non-residential use, would only have an equivalent or lesser impact.

With regard to the potential impact on daylight and sunlight to neighbouring properties, it is considered that *“the proposed setbacks would adequately mitigate against any harm to amenity levels.”* (23/0757/FUL – report to committee)

The existing mechanical plant on the roof of the building at 2nd floor would clearly require relocation in order to facilitate the construction of the new 3rd floor. The proposed roof plan has identified a suitable replacement location, with the application supported by a Noise Assessment report. The report proposes suitable noise level criteria including a recommendation for an acoustic enclosure and concludes that the plant relocation to the 3rd floor roof would provide an acoustic benefit to the nearest residences compared with existing. In this regard, the proposals are consistent with the agent of change principle as set out in London Plan Policy D13 and it has been demonstrated that the noise-related impact of the development is acceptable.

On the basis of the above, it is considered that the proposed development would deliver a high quality design and protect Barnet’s character by respecting the appearance, scale, mass, height and pattern

of surrounding buildings as well as safeguard the amenity of adjoining occupiers. This is consistent with the development plan including Barnet's Policy DM01 and Policies D3 and D4 of the London Plan.

Sustainability

The application is supported by a detailed Energy Statement which includes an assessment of the proposals against the relevant policies of the Barnet Local Plan and the London Plan. It is highlighted that the development follows the principles of the 'Be Lean, Be Clean, Be Green' hierarchy to ensure that carbon emissions are reduced through a well-insulated thermal fabric and through energy efficiency measures. This would result in an efficient use of natural resources in accordance with Barnet Policy CS13. The Statement further outlines that heating and hot water will be provided from an existing heat pump system and that the low glazing ratio ensures that solar gains are controlled through fenestration design (in accordance with London Plan Policy SI 4).

It is further confirmed that the development would seek to minimise water consumption and achieve the BREEAM excellent standard for the 'Wat 01' water category or equivalent.

The development, which is also inherently sustainable by making a more efficient use of previously developed land, is therefore consistent with the sustainability objectives of the development plan.

Transport

Due to the limited scale of the proposed extension, it is anticipated that the change in movements (including vehicular traffic) would be negligible with the cumulative impact of the development insignificant.

In accordance with Barnet Policy DM17 and London Plan Policy T6.2, no on-site car parking is proposed. Additional cycle parking is, however, proposed in accordance with standards in a secure location at ground floor level.

Refuse storage collection would continue to be acceptable in accordance with existing arrangements for the building (commercial/private collection).

I look forward to your consideration of this application. If you have any queries in relation to the property or proposal, please do not hesitate to contact me as agent on behalf of the applicant on DD

Yours faithfully

Daniel Rose MTCP (Hons) MRTPI
Partner
D. ROSE PLANNING LLP
For and on Behalf of Envoy (Golders Green) Ltd

Enc.

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