

LONDON BOROUGH OF ENFIELD

PLANNING COMMITTEE

Date: 3 November 2020

Report of:

Head of Planning

Contact Officers:

Andy Higham
Claire Williams
Carolyn Southall

Ward:

Winchmore Hill

Application Number: 19/01988/FUL

Category: Minor Dwellings

LOCATION: St Monicas Hall, 521 Green Lanes, London, N13 4DH

PROPOSAL: Redevelopment of site involving demolition of existing building and ancillary structures and erection of part 2, part 3 storey building with basement level to provide new church hall with parish community facilities and 6 x 2 bed self contained flats with associated landscaping.

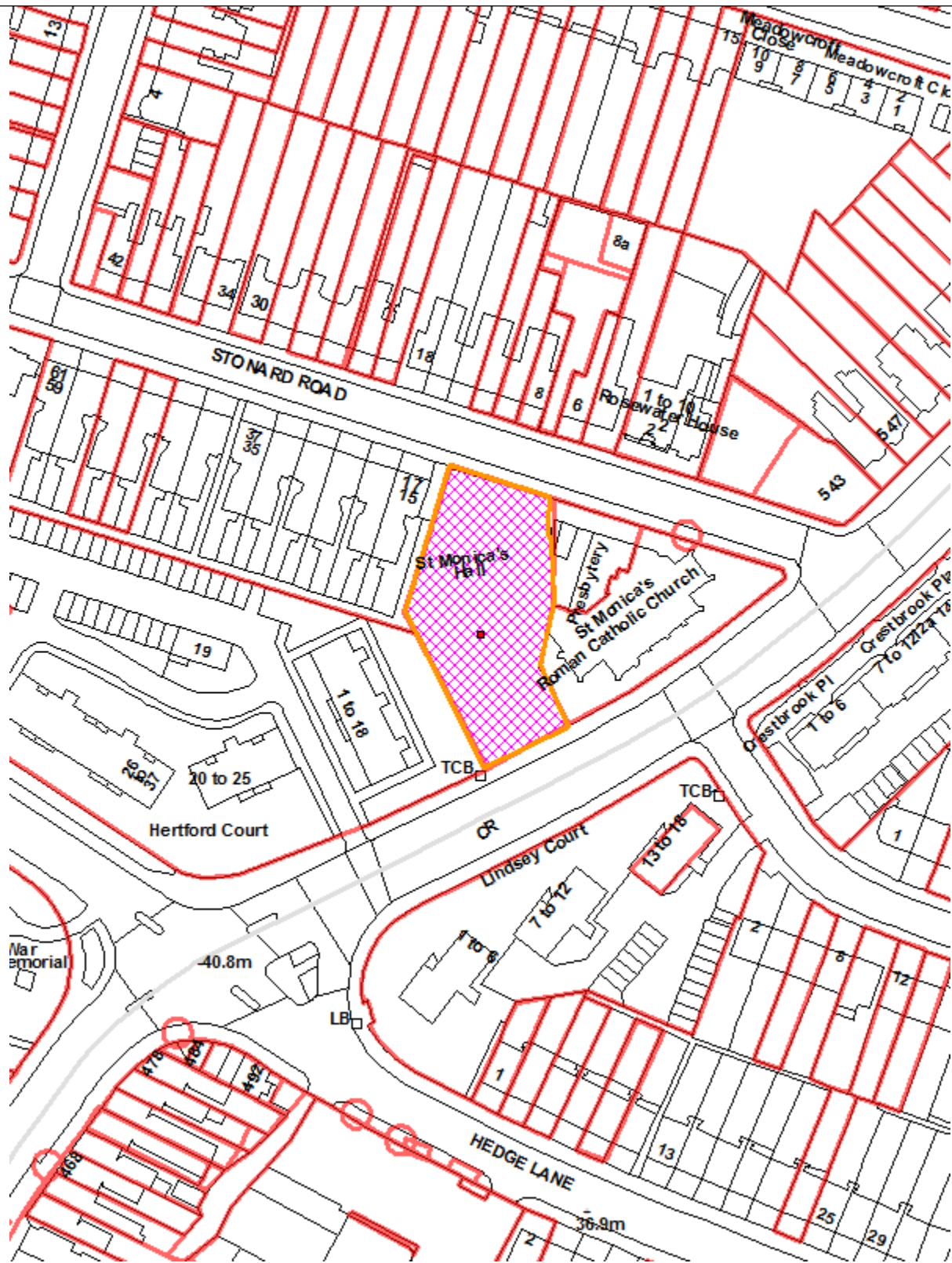
Applicant Name & Address:

Fr. Mehall Lowry
Diocese Palmers Green
Presbytery
1 Stonnard Road
Southgate
N13 4DJ

Agent Name & Address:

Mr Colin Smart
Kyle Smart Associates
The Barn
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RECOMMENDATION: That subject to the recommendations as set out in the report, the Head of Development Management / the Planning Decisions Manager subject to the completion of a section 106 legal agreement be authorised to **GRANT** planning permission subject to conditions.



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1. Note for Members

- 1.1 Although a planning application of this nature can be determined under delegated authority, due to the issues raised and the level of public interest, it has been decided the application should be reported to Planning Committee for determination.

2. Recommendation

- 2.1 That the Head of Development Management / the Planning Decisions Manager subject to the completion of a S106 legal agreement be authorised to **GRANT** planning permission subject to conditions:

1. Time Limited Permission
2. Development to be carried out in accordance with approved plans and documents.
3. Prior to Commencement of Works - Details/Specifications of Rooftop Equipment
4. Prior to First Use – Submission and Approval of an Acoustic Assessment
5. Hours of Opening
6. Prior to above ground works – Details of External Materials
7. Prior to first use – Details of Servicing and Waste Management
8. Prior to first use – Details of Cycle Parking
9. Hours for Deliveries and Servicing
10. Extract duct/rooftop plant and extraction
11. Details of parking provision (vehicle and cycle), gate positioning, refuse and recycling
12. Landscaping details
13. Tree protection of retained and adjacent trees
14. No use of roof as a terrace
15. No additional windows
16. Heritage - Careful accounting, removal and protection of original building features
17. Bat Survey
20. BREEAM accreditation – Excellent
21. Accessible housing – compliance with Part M4 (2) Building Regulations

22. Car parking management plan
23. Construction management plan
24. Biodiversity enhancements
25. SuDS Strategy
26. SuDS Verification Report
27. Energy Statement
28. EPC
29. Potable Water
30. Details of surfacing materials
31. PD restriction – Community facility and residential only
32. Demolition Statement

3. Executive Summary

- 3.1 The report seeks approval for the redevelopment of site involving demolition of existing building and ancillary structures and erection of part 2, part 3 storey building with basement level to provide new church hall with parish community facilities and 6 x 2 bed self contained flats with associated parking, landscaping, refuse and cycle storage. The proposal seeks to provide a new Hall on the site adjacent to St. Monica's Roman Catholic Church. It is also the Parish's intention to use the apartments to house retired members of the clergy or local key workers at a peppercorn rent.
- 3.2 The proposal would result in the loss of a non designated heritage asset which is included on the local list of heritage assets but the harm is considered to be offset by benefits associated with the proposed development
- 3.3 The development would provide a replacement, bespoke, modern community facility for the local community and contribute to the much-needed housing stock in the Borough. The proposed building would be of architectural merit and make a positive contribution to the character and appearance of the area and would not result in any undue harm to neighbouring residential amenity.
- 3.4 The proposals are therefore considered acceptable.

4. Site and Surroundings

- 4.1 The site comprises Saint Monica's Hall, located adjacent to Saint Monica's Church to the north of Green Lanes in Palmers Green.
- 4.2 Constructed in 1931, the building was designed for wide community use and featured a sprung dance floor, stage and bar. By 1936 the Hall was leased to the John Clements repertory theatre company and renamed the Intimate Theatre. The building was designated as an Asset of Community Value in 2018 . Its main entrance is from Green Lanes via the shared carpark with the Church; it can also be accessed by pedestrians from Stonard Road.
- 4.3 The site is bordered to the north and south by Stonard Road and Green Lanes. To the east it shares an open border with Saint Monica's RC Church, and the western boundary is shared between the garden wall of no. 15 Stonard Road, and end of terrace Edwardian house and the communal gardens of Hertford Court to the south west.
- 4.3 The building has been designated as:-
 - An Asset of Community Value,
 - A non designated heritage asset which is building included on Enfield's Local Heritage List.
 - A building included on the Theatre's Trust Theatres at Risk.
- 4.4 The building is not located in a Conservation Area, nor it a Listed building.

Background

- 4.5 St Monica's church hall was built in 1930-31 at a cost of between £20,000 and £25,000, replacing the original tin tabernacle church on the site which had been erected in 1912. This had become the church hall when the current Church of St Monica was built, to the designs of Edward Goldie, in 1914. The church hall was designed by the architect Charles E Hanscomb and cost around £25,000. It was opened by Cardinal Bourne in December 1931. The hall was designed for wide community use and featured a sprung dance floor, projection room, stage, billiard room, committee rooms and a smaller hall and a bar.
- 4.6 At the end of 1935 the hall was leased to the John Clements repertory theatre company and renamed the Intimate Theatre. In August 1936 a number of internal alterations were made which included installing fixed tip-up theatre seating in the gallery and the stalls and possibly the installation of the proscenium arch. The repertory theatre flourished during the late 1930s and during the Second World War when it largely remained in operation. In August 1941 the lease was taken over by Frederick Marlow's GM Productions and it continued in use as a professional repertory theatre.
- 4.7 On 2 December 1946, a production at the theatre of 'George and Margaret', a comedy by Gerald Savory, was the first complete play broadcast live on television by the BBC, and a world first.
- 4.8 Over the following two decades theatre attendances declined, largely due to competition from television, and by 1964 the Intimate Theatre was the only professional repertory theatre in London. Despite being taken on by a number of different production companies, and having local council support, in March 1970 the building reverted to its original role as a parish hall. However, it did continue in use as a theatre by local amateur drama groups with some

professional productions such as the annual pantomime. At the end of 1987 the building was closed as a theatre (although occasional amateur productions are still performed) and the fixed seating in the stalls was removed.

5. Proposal

5.1 The proposal seeks permission for the demolition of the existing building and the construction of a new building to accommodate a new church hall and six, two bed, 3 person apartments of approximately 62m².

5.2 The proposed development consists of a parish centre with flexible spaces and dedicated kitchen facilities across two storeys, rising to three storeys fronting Stonard Road where the six flats are accommodated. The building has a predominately brick façade with decorative brick profiles to emphasise the window openings and the circulation space. The primary access to the parish building is via Green Lanes with the flats accessed via a communal lobby via Stonard Road; upper flats accessed from a central stair core. More specifically the proposal includes the following:

- 240m² large hall with a capacity of up to 220 people
- 85.8m² foyer/gathering space
- Meeting room for up to 17 people
- Four meeting rooms, a tea room and informal gathering space on the first floor
- Twelve off-street parking spaces, two to the front of the flats in Stonard Road, the remainder, including two spaces reserved for disabled users, to the front of the community building accessed via Green Lanes
- Outdoor kids play area
- Cycle parking for 16 bikes
- Associated refuse and recycling storage

6. Relevant Planning History

6.1 TP/91/1061: Redevelopment of site by demolition of existing building and erection of single storey community centre. (outline) Granted

6.2 TP/87/2047: Change of use of premises from theatre to parish community centre incorporating smaller theatre and facilities for arts crafts discussion groups and social centre activities. Granted

6.3 TP/68/0215: Erection of a garage. Granted

6.4 SOUTHGATE_1901: New safety curtains. Approved

7. Summary of Key Reasons for Recommendation

The reasons for recommending approval are:

- i) The proposed development would be consistent with the objectives of national, regional and local planning policy in terms of providing an appropriate use in this location.
- ii) The loss of the non designated heritage asset would be offset by the delivery of a modern , modern facility for the local community.
- iii) The development would provide six, two bedroom, self-contained flats, which adds to the housing stock in the Borough. This actively contributes towards both Borough specific and London-wide strategic housing targets.
- iv) The proposed building would be of architectural merit and make a positive contribution to the character and appearance of the area
- v) The proposal would not result in conditions prejudicial to the free flow and safety of traffic on the adjoining highway.

8. Consultation

Public:

8.1 Consultation letters were sent to 101 neighbouring properties. A total of 50 letters and a petition comprising 4,513 signatures objecting to the development were received. A second petition, with 1,500 signatures and 24 letters were also submitted in support of the application.

8.2 The comments raised by objectors in summary are as follows: -

- Importance of heritage value
- Loss of professional and local theatre performances
- Loss of income from shows including for charities
- Should not be demolished but rather improvements and renovations made to the building to serve both the parish, the community and still operate as a theatre.
- Insufficient parking spaces. Strain on community facilities,
- Inappropriate design in terms of scale and use of materials
- Out of keeping with character of the area
- Increase in traffic.
- Does not respect the character and appearance of the existing building
- There will be no public access to the new building as the building is intended for the use of the church and congregation only

8.3 Those in support of the in summary stated the new hall will provide many positive benefits such as:

- Improved facilities i.e. kitchen and toilets, meeting rooms, dedicated offices for parish members;
- Accessible - Step free access and lift;
- Flexible spaces within the building
- With the improved facilities at the Dugdale Centre and local Millfield Theatre, there are alternatives in place.
- Good design

- Meeting community housing needs
- Building with a lower carbon footprint
- Potential areas of antisocial behaviour, such as alleyways and unilluminated spaces have been designed out
- The new hall will greatly increase the amount of usable floor area and sub dividable spaces to create a parish centre that is more efficient and accessible.
- The present building is not fit for purpose either as a church hall or a theatre.
- Provide a new modern, energy efficient and sustainable building for parishioners and the wider community.

External Consultees:

- 8.4 The Theatres Trust: Raises concerns about the loss of the hall as a theatre – comments addressed in the analysis section of the report
- 8.5 The Greater London Authority: Raises concerns about the loss of the community hall / theatre – comments addressed in the analysis section of the report.

Internal Consultees:

- 8.6 Transportation: no objection in principle - comments in the report.
- 8.7 SuDS: no objection in principle - comments in the report
- 8.8 Environmental Health: no objection ??

9. Relevant Policies

9.1 London Plan (2016)

- Policy 3.3 Increasing Housing Supply
- Policy 3.4 Optimising Housing Potential
- Policy 3.16 Protection and Enhancement of Social Infrastructure
- Policy 3.5 Quality and Design of Housing Developments
- Policy 4.6 Support for and Enhancement of Arts, Culture, Sport and Entertainment
- Policy 5.13 Sustainable Drainage
- Policy 5.18 Construction, excavation and demolition waste
- Policy 6.9 Cycling
- Policy 6.10 Walking
- Policy 6.13 Parking
- Policy 7.1 Lifetime Neighbourhoods
- Policy 7.2 An Inclusive Environment
- Policy 7.3 Designing out Crime
- Policy 7.4 Local character
- Policy 7.5 Public Realm
- Policy 7.6 Architecture
- Policy 7.8 Heritage Assets and Archaeology
- Policy 7.21 Trees and Woodlands

9.2 London Plan (Intend to Publish)

Following an Examination in Public into the submission version of the Plan and modifications, in December 2019 the Mayor published his Intend to Publish London Plan. On 13 March 2020, the Secretary of State issued Directions to change a number of proposed policies.

In line with paragraph 48 of the NPPF, the weight attached to this Plan should reflect the stage of its preparation; the extent to which there are unresolved objections to relevant policies; and the degree of consistency of the relevant policies in the emerging Plan to the NPPF.

Whilst the published London Plan (2016) remains part of Enfield's Development Plan, given the advanced stage that the Intend to Publish version has reached, significant weight can be attached to it in the determination of planning applications (although there is greater uncertainty about those draft policies that are subject to the Secretary of State's Direction). The following policies are considered particularly relevant:

- Policy D1 – London's Form, Character and Capacity for Growth
- Policy D3 - Optimising site capacity through design-led approach
- Policy D4 – Delivering Good Design
- Policy D5 – Inclusive Design
- Policy D6 - Housing Quality Standards
- Policy D7 - Accessible Housing
- Policy D8 – Public Realm
- Policy D12 – Fire Safety
- Policy D14 – Noise
- Policy HC1 – Heritage Conservation and Growth
- Policy HC5 - Supporting London's culture and creative industries
- Policy GG1 - Building Strong and Inclusive Communities
- Policy GG2 - Making the Best Use of Land
- Policy GG4 - Delivering the Homes Londoners Need
- Policy G7 - Trees and Woodlands
- Policy S11 – Improving Air Quality
- Policy S113 - Sustainable Drainage
- Policy T1 – Strategic Approach to Transport
- Policy T4 – Assessing and Mitigating Transport Impacts
- Policy T5 – Cycling
- Policy T6 – Car Parking
- Policy T7 – Deliveries, Servicing and Construction

9.3 Core Strategy (2010)

- Policy CP2 - Housing Supply and locations for new homes
- Policy CP4 - Housing Quality
- Policy CP5 - Housing Types
- Policy CP6 - Housing Need
- Policy CP11 - Recreation, Leisure, Culture and the Arts
- Policy CP22 – Delivering Sustainable Waste Management
- Policy CP24 – The Road Network
- Policy CP25 – Pedestrians and Cyclists
- Policy CP30 - Maintaining and Improving the Quality of the Built and Open Environment
- Policy CP31 – Built and Landscape Heritage
- Policy CP32 – Pollution

9.4 Development Management Document (2014)

Policy DMD6	- Residential Character
Policy DMD8	- General Standards for New Residential Development
Policy DMD9	- Amenity Space
Policy DMD10	- Distancing
Policy DMD37	- Achieving High Quality and Design-Led Development
Policy DMD38	- Design Process
Policy DMD44	- Conserving and Enhancing Heritage Assets
Policy DMD45	- Parking Standards and Layout
Policy DMD49	- Sustainable Design and Construction Statements
Policy DMD55	- Use of Roof Space/Vertical Surfaces
Policy DMD58	- Water Efficiency
Policy DMD 61	- Managing Surface Water
Policy DMD65	- Air Quality
Policy DMD68	- Noise
Policy DMD80	- Trees on Development Sites
Policy DMD81	- Landscaping

9.5 Other Material Considerations

- National Planning Policy Framework
- National Planning Practice Guidance (NPPG)
- Enfield Heritage Strategy
- National Design Guide
- Nationally Described Space Standards
- Enfield Characterisation Study
- Refuse and Recycle Storage Guide Enfield (ENV 08/162)
- GLA Cultural Infrastructure Plan A Call to Action (March 2019)
- GLA Housing SPG (2016)
- GLA The Control of Dust and Emissions during Construction and Demolition SPG (2014)
- GLA Sustainable Design and Construction SPG (2014)
- GLA Shaping Neighbourhoods: Character and Context SPG (2014)
- Mayor's Transport Strategy (2018)

10. Assessment

10.1 The main issues arising from this proposal for Members to consider are:

1. Principle including Heritage Considerations
2. Housing Need
3. Design
4. Residential Quality and Amenity
5. Neighbouring Amenity
6. Transport
7. Refuse, Waste and Recycling
8. Sustainable Drainage

11. Principle of Development – Demolition of Non-Designated Heritage Asset

11.1 The Planning and Compulsory Purchase Act 2004 (Sec 38(6))and the Town and Country Planning Act 1990 (sec 70(2)) seek to establish that planning

decisions are taken in accordance with the Development Plan unless material considerations indicate otherwise.

11.2 Running alongside this is the presumption in favour of sustainable development that is at the heart of the NPPD (paragraph 11). The NPPF (paragraph 118) also advocates the promotion and support the development of under-utilised land and buildings, particularly where this would help to meet identified needs for housing; where land supply is constrained; and where it is considered sites could be used more effectively.

11.3 Para 190 of the NPPF states that local planning authorities should]

“identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”

11.4 Further, the NPPF advises that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

11.5 Para 197 of the NPPF states:

“The effect of an application on the significance of a non designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

11.6 Given that a non-designated heritage asset does not itself have statutory protection, the test in paragraph 197 is different from that in paras 193-196, which concern designated heritage assets. Paragraph 197 calls for the consideration of the application as a whole, which in this case includes not merely the proposed demolition of the existing building but also the construction of the new building. It requires a balanced judgement to be made by the decision maker, as set by Nathalie Lieven QC in the *Dorothy Bohm v SSCLG* ([2017] EWHC 3217 (Admin)) high court judgement. Unlike paragraphs 193-196, paragraph 197 does not seek to prescribe how that balance should be undertaken, or what weight should be given to any particular matter.

11.7 To inform this planning assessment, the applicant has submitted a Heritage Statement which sets out the rationale for the approach to the approved development. In particular, it contains an analysis of different options for

refurbishment / redevelopment to support the approach advocated in this proposal and looks at the benefits of the proposed facility.

- 11.8 London Plan policy 7.8 (“Heritage Assets and Archaeology”) and Policy HC1 of the London Plan (Intend to Publish) (Heritage Conservation and Growth) advises what boroughs should do at a strategic level to identify, preserve, and enhance London’s heritage assets. Policy CP31 (“Built and Landscape Heritage”) of the Core Strategy sets out a requirement that development should conserve and enhance designated and non-designated heritage assets while Policy DMD44 (“Conserving and Enhancing Heritage Assets”) states that development which fails to conserve and enhance the special interest, significance or setting of a heritage asset will be refused.
- 11.8 The National Planning Policy Framework (NPPF 2019) states that the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 11.9 The scheme proposes the redevelopment of the site, including the demolition of the existing St. Monica’s Hall.
- 11.10 The Council’s specialist Conservation Officer advises that the existing building is a rare survivor of a repertory theatre building of the inter-war period, in addition to be one of the last remaining local theatres in London. The theatre is a well-known landmark on Green Lanes and it makes an important contribution to the local street scene and can be clearly viewed on the approach from both directions. Internally, a virtually unaltered plan survives with many intact original features and fittings, including a formal stage with ornamental proscenium arch featuring sunburst and flanked by plaster. The safety curtain (circa 1935) bears the masks of Comedy and Tragedy and figures from classical drama. There are limited flying facilities, original gas lit exit signs, dressing rooms, and rehearsal spaces. In the auditorium, the fixed seating in the stalls and orchestra pit were removed in 1989 and replaced with movable seating.
- 11.11 The local list entry states:
- “The Intimate Theatre is home of John Clements Theatre company, and the site of the first play ever to have been broadcast live on television. By the end of the 60s it had become the last repertory theatre surviving in London. The theatre still plays host to a range of dramatic and operatic societies, and local events. Many famous people appeared on stage here, including Richard Attenborough (who made his stage debut), Irene Handl, Anna Wing, Nicholas Parsons, Roger Moore, Arthur Lowe, Bill Owen, John Inman, Dad’s Army writer Jimmy Perry and his wife Gilda, Tony Blackburn, Stephen Berkoff, Davy Graham, David Bowie, The Wurzels, Joe Brown, George Melly, Tommy Trinder, Hinge and Bracket, and, in panto Bill Pertwee, Ruth Madoc, and John Noakes. Stevie Smith attended regularly. John Clements was knighted for his contribution to film and stage – Bristol University holds an archive in his memory. One of the last local theatres left in London. Two storey frontage red brick with stone quoins and window surrounds.”*

- 11.12 With reference to national planning advice and policies contained in the development plan, regard must be given to the significance of the building is important the significance of the heritage asset is considered. The Historic Assessment states that

St. Monica's Hall is not an overly elaborate or high quality example of its type. The intrinsic design value of the building is limited as it is considered to be a modest and functional building that broadly reflects that of the neighbouring presbytery, but is less refined. The overall composition of the building is poor with a lack of detailing and awkward juxtaposition of flat roofed wings with the pitched roof and gable ends of the main hall. The north elevation of the building, with blank frontages to Stonard Road and garage and refuse storage, is considered to detract from the appearance of the existing streetscape.

The building includes some notable internal fixtures and fittings such as a proscenium arch, gallery seating and gas lights installed when the building was in use as a theatre. These have survived since the building reverted back to its main original use as a parish community centre and are rudimentary features of some architectural value that reflect the historic use of the building as a theatre.

The historic use of the building as the Intimate Theatre contributes to the 'collective memory' of the Site and the historic use of the building as a professional and amateur theatre has communal and symbolic significance for the people who relate to that use and draw part of their identity from it. Although the building was not originally used as a theatre, has not been used as a professional theatre since 1969, has not hosted a professional pantomime since 1988 and the use of St. Monica's Hall for local theatre productions has been a relatively small proportion of the overall recent use of the building, the memory of the use of the building as a theatre still resonates with those that know of it and contributes to the communal value of the building.

The historic use of the building as the Intimate Theatre is of local historical value and this is reflected in the building being included on the latest version (May 2018) of the Council's Local Heritage List.

St. Monica's Hall was constructed for, and has always been in the ownership of, the church and the use of the building as a parish community centre is a key and ongoing facet of its local interest and communal value.

- 11.13 A further consideration is a request to Historic England in 2019 to add the Intimate Theatre / St Monica's Hall to the statutory list of designated heritage assets. After review, Historic England did not accept this request and commented that:

" There is clearly some historical interest to the building. As the venue for the first live television broadcast of a complete play in 1946 it is certainly of note. However, this has to be seen in the context of the development of television and cannot be regarded as having the same special interest as the first BBC television broadcast from Alexandra Palace in 1936. Similarly, although the Intimate Theatre can boast an impressive list of actors who have appeared on its stage (including a number of notable debuts including Sir Richard

Attenborough and a mime performance by David Bowie), such is true of the vast majority of theatres and the Selection Guide specifically recognises that this constitutes lesser interest. As one of the last commercial repertory theatres in London the Intimate Theatre has clear local interest but is of limited significance in the history of theatre since repertory companies still exist today, albeit of much less importance that they were in their heyday between the 1930s and 1950s.

Overall, this is an interesting building with a varied history and has a great deal of local affection. However, although it survives well, architecturally it lacks the degree of special interest that would be expected from a cultural or entertainment building of this relatively late date. Externally it is competent but lacks a cohesive character, and internally, despite the survival of a number of interesting features, it is not innovative in terms of theatre development and lacks a clearly defined sense of space resulting from its multi-purpose origins. Historically, the building has a number of claims to interest but these are either local in nature or not of such interest that they override the lack of architectural special interest.

After examining all the available records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing are not fulfilled. St Monica's Church Hall is, however, of clear local interest as a long standing theatrical venue with close ties to the local community and a proud theatrical history as well as for its community history as the hall for the local Catholic church.

They conclude that St Monica's Church, Hall, also previously known as the Intimate Theatre, 521 Green Lanes, Palmers Green, built as a church hall in 1930-31 to designs by Charles E Hanscomb, is not recommended for listing for the following principal reasons:

Degree of architectural interest:

- * a competent but undistinguished inter-war building by a local architect. Externally it lacks architectural cohesion and quality of detailing. Internally, although surviving well and with some interesting features, it is not noteworthy as a performance space;*
- * it has no claims to innovation in terms of planning or theatrical development.*

Degree of historical interest:

- * although it has an interesting history, this is not considered to provide special interest in a national context or to compensate for the overall lack of architectural interest.*

- 11.14 Whilst the objectives of Core Policy 31 and DMD Policy 44 are acknowledged, weight is given to the fact that no national significance was identified and thus, the effect of the loss at a local level must be considered. The main heritage policy considerations for this Site are the effect of the proposals on the locally listed St. Monica's Hall. Local listing provides no additional planning controls and the site could be cleared under permitted development rights, but it is a material consideration when determining the outcome of a planning application. With regard to the loss of the locally listed building, which is a material consideration, paragraph 197 of the NPPF calls for the consideration of the application as a whole. In this case it includes not

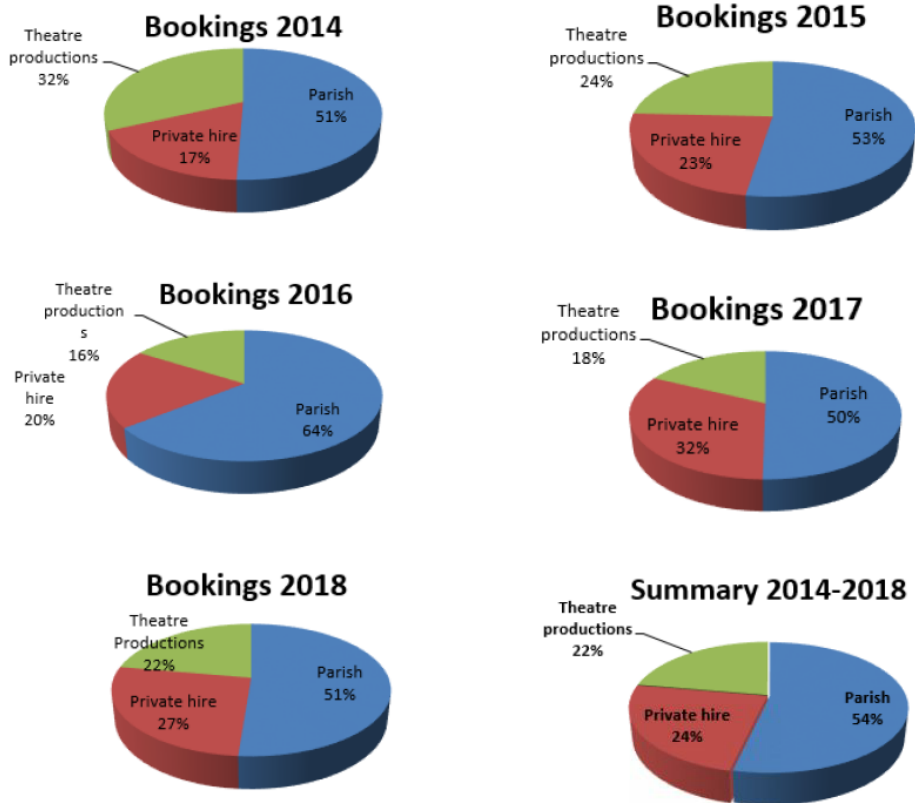
merely the proposed demolition of the existing building but also the construction of the Proposed Development. Locally listed buildings do not attract the great weight attributed to impacts on designated heritage assets (e.g. listed buildings).

- 11.15 A further consideration is the fact that building is on the Theatres Trust "Theatres at risk register. The Theatres Trust is a statutory consultee and a national advisory public body for theatres and were established through the Theatres Trust Act 1976 'to promote the better protection of theatres' and provide statutory planning advice on theatre buildings and theatre use in England through The Town and Country Planning (Development Management Procedure) (England) Order 2015, requiring the Trust to be consulted by local authorities on planning applications which include 'development involving any land on which there is a theatre
- 11.16 The Theatres Trust appreciates that although not directly a church use the site's theatre function is valued by local people as demonstrated by its designation as an Asset of Community Value and is a means of bringing the community, backed up by the 4,500 signature petition and 50 individual responses objecting to its loss, and additional revenue into the building. The Trust therefore advises that the current development proposals should represent an opportunity to make better use of the existing facility accepts that if demolition is accepted, adequate re-provision should be secured.
- 11.15 In assessing the significance of a heritage asset, consideration must be based around an understanding of an asset's evidential, historical, aesthetic or communal value. A substantial majority of buildings have little or no heritage significance, however, and thus do not constitute heritage assets. Only a minority have enough heritage interest for their significance to be a material consideration in the planning process. 1.16 Buildings, features and structures which do warrant consideration as non-designated heritage assets are a material consideration in the planning process. Para 197 of the NPPF states: "The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset".
- 11.16` In light of the comments of Historic England, and the advice in Para 197 of the NPPF it is noted the applicant has also submitted information in respect of the current use of the building, its ability to meet modern standards especially around accessibility and whether other alternative options could enable the building to be retained.
- 11.17 As already identified, the primary purpose of the development is to provide a more modern and accessible community facility. The existing hall is identified as having a number of existing limitations including:

- The “small hall” is accessed from a precarious uncovered external staircase, perilous in winter and potentially a health hazard
- There is no wheelchair access to the small hall nor to the first floor at all
- The gallery alternative means of escape is via an external staircase
- The dressing room areas are accessed and linked via add on plastic walled corridors and have means of escape in event of fire through windows
- The toilets are insufficient for the number of people who potentially use the facilities
- The kitchen does not serve the main hall
- There are no meeting rooms nor teaching rooms – only the main hall and the small hall at first floor level – the main hall is too large for small group meetings / teaching
- The building is dominated by a stage redundant for most of the year and used less and less by amateur dramatics
- Wheelchairs have no level alternative means of escape
- The solid walls and the roofs lose heat and insulation values are below standard and causing great loss of energy
- The emergency lights are gas fired and a fire and H&S risk requiring management attendance when occupied

11.18 In light of these factors although the hall has seen a variety of parish and community uses, as well as small theatre production, varying from Youth Clubs, quizzes, talent shows etc. as well as for parish functions and funeral receptions, the Applicant advises that despite a wide parish and community involvement, use of the halls are declining, and this is not sustainable for the future of the parish and community. It is contended that this is due to the condition of the facility, the facilities are not being flexible enough for current demand, and that better facilities are available elsewhere.

11.19 In support of this, the Applicant has provided information relating to the use. For the period from the year 2014 to 2018 when records have been kept, Parish use has remained constant at 51% of the time, private hire has fluctuated between 17%, 20%, 23%, 27% and 32% of the time, and the use by theatre groups has reduced from 32% of the annual use, to 16%, 18% and 22% of the time. Once booked, hall users do not return, citing the poor facilities, especially the toilets. The image below visualises the above information.



Existing usage – pie chart taken from parish records of hall use for years 2014 to 2018

these show that the Parish are the main users of the hall, with community use second and theatre use the minority use.

11.20 Whilst this shows the building was used for theatre productions over a continued period of time, theatre productions continuously achieved the least bookings whilst Parish bookings maintained more than 50% of the use, across the same time period, reflecting the Parish's constant need for a community facility.

11.21 The Applicant has also sought to demonstrate through the Design and Access Statement a number of alternative design options including options associated with the retention and refurbishment of the existing building. None of these options deliver the standard of facility or quality of spaces that deliver the best outcome in terms of delivering a future sustainable community use

Loss of Community Facility

11.22 The NPPF (para. 92) notes that planning decisions should not result in the unnecessary loss of valued facilities and services that provide social, recreational and cultural facilities and services. Published London Plan Policy 3.16 and Intend to Publish London Plan Policies SD6 and S1 resist the loss of social infrastructure, without re-provision, and require suitable additional infrastructure to support growth.

- 11.23 Core Policy 9 supports community cohesion by, amongst other things, securing social facilities in locations that best serve the community. Core Policy 11 seeks to protect existing leisure/cultural facilities unless it can be demonstrated that they are no longer required or will be provided elsewhere. DMD Policy 17 resists the loss of existing community facilities unless a suitable replacement is provided, or evidence can demonstrate a lack of need.
- 11.24 The proposed scheme would result in a 240sqm hall capable of accommodating a seated audience of 220 people opposed to 413 available seats in the current setup. However, the applicant maintains that this isn't an efficient use of its space.
- 11.25 There are other known theatres in the borough that the applicant advises could take up the shortfall should the development go ahead these specifically include Millfield Theatre, in Edmonton, The Dugdale in Enfield Town and the Chickenshed Theatre in Cockfosters. It is considered the availability of these facilities means that the loss of the theatre space would not be to the detriment of users wishing to use theatre space.
- 11.26 In this regard, the Dugdale Theatre is in use for stage performances for 147 days a year (40%) with an audience capacity between 95 and 139. The Millfield theatre is in use for stage performances for 160 days a year (44%) with an audience capacity of 362. In addition, the Chickenshed Theatre (which is privately run in Southgate) has an audience capacity of 300 in their main auditorium.
- 11.27 The Intimate Theatre has an Audience Capacity of up to 406 but for most productions this is reduced to 350 as the stage is extended. It is currently really only used for an annual pantomime. Performances by the St Monica's Players are already being staged at the Millfield Theatre, which indicates that the Millfield Theatre has already absorbed demand from the Intimate Theatre. This indicates that there is sufficient capacity in our existing theatres to cover demand for shows of the size and type that would be staged at the Intimate Theatre.
- 11.28 Reference has been made to the designation of the premises as an Asset of Community value. However, this was made on the basis of its use as a community centre not because it had been used as a Theatre in the past.

Conclusion

- 11.29 Monica's Hall is not an overly elaborate or high quality example of its type. The intrinsic design value of the building is limited as it is considered to be a modest and functional building that broadly reflects that of the neighbouring presbytery, but is less refined. The overall composition of the building is poor with a lack of detailing and awkward juxtaposition of flat roofed wings with the pitched roof and gable ends of the main hall. The north elevation of the building, with blank frontages to Stonard Road and garage and refuse storage, is considered to detract from the appearance of the existing streetscape.

- 11.30 The building includes some notable internal fixtures and fittings such as a proscenium arch, gallery seating and gas lights installed when the building was in use as a theatre. These have survived since the building reverted back to its main original use as a parish community centre and are rudimentary features of some architectural value that reflect the historic use of the building as a theatre but these are not considered to .
- 11.31 Nonetheless the loss of the existing locally listed building would result in some harm. That harm is considered to relate to the loss of notable internal features of the building that reflect the historic use of the building as a theatre, the communal value associated with the historic theatre use and the original and existing use of the building as a parish community centre.
- 11.32 St. Monica's Hall was constructed for, and has always been in the ownership of, the church and the use of the building as a parish community centre is a key and ongoing facet of its local interest and communal value. Draft Policy HE3 (Locally listed and undesignated heritage assets and cultural practices) highlights that where the significance of a local heritage asset is linked to its use or original purpose, development proposals should take this into consideration. The Proposed Development would re-provide the original and existing use of St. Monica's Hall in a modern new parish community centre with better accessibility for parishioners, sufficient space for religious instruction and flexible modern floorspace that can be used by other community groups. In addition, the proposals would provide new homes in the borough and optimise the development potential of this accessible brownfield site
- 11.33 On balance, and considering the proposal as a whole in accordance with national planning advice, it is considered the loss of the existing building would be offset by the public benefits associated with the provision of a modern community facility available to the local community.

Design Considerations

- 11.34 In terms of design, the draft London Plan builds on the importance of good design across all areas of development. Core Strategy Policy 30 requires all developments to be high quality and design led, having special regard to their context, whilst Core Strategy Policy 9 requires proposals to promote a attractive, safe, accessible, inclusive and sustainable neighbourhoods as well as connecting and supporting communities and reinforcing local distinctiveness.
- 11.35 Policy DMD37 seeks to achieve high quality design and requires development to be suitably designed for its intended function that is appropriate to its context and surroundings.
- 11.36 A part of the early process to resolve the lack of space issues at St. Monica's Hall, several alternative options were investigated. They were considered as part of a SWOT analysis to clarify the way ahead for the Parish, resulting in three options. Following careful consideration, a hybrid of options resulted in the current proposal. The design was scaled back to provide a single hall which can be easily divided and a few alternative meeting rooms at ground and first floors.

- 11.37 In order to make it financially viable, the decision was made to include residential accommodation to the development which would provide a source of rental income for the Parish. Whilst this would jar with previous advice that the flats would be let for a peppercorn rent for retired Priests or key workers, as the total number of flats is less than that required by Core Policy 3 Affordable Housing, i.e. less than 10 units, it would be difficult to secure this units as 'affordable' as part of a Section 106 Agreement. The sentiment is respected though.
- 11.38 Assuming the principle of development is supported, the replacement building is of a contemporary nature, with a flat roof, curved walls and flat facades. Light brickwork in place of the traditional red brick building, stone mullioned windows, with stone corner details and horizontal banding under a part flat, part pitched roof is chosen to harmonise with the horizontal bands of church stone rather than copy the red brickwork of the presbytery. The applicant identifies this as a 21st Century building rather than a pastiche of what went before.
- 11.39 The scheme proposes a Hall building facing Green Lanes and a flatted development facing Stonard Road. The hall building follows the siting of the existing St. Monica's Hall with a setback to allow for car parking. The current stepped access is replaced by level access allowing free flow to the building by all members of the community.
- 11.40 Adjacent buildings in Stonard Road are two storey, purpose built, Edwardian maisonettes in the form of a long terrace. The scale of the proposed building is considerably reduced when compared with the existing Hall, in keeping with the context of Stonard Road; the building sits on the same line as the adjacent terrace, whilst slightly deeper into the site than the Church allowing the eye to follow the straight line of the Stonard Road without any jarring elements. Articulation is added to the flat fronted building through the introduction of a projecting two-storey entrance portal creating a double-height atrium. Opposing brick detail rises up to the lintel of the ground floor window, and across the entrance portal. Contrasting dark bricks form a feathered frame around the upper floor windows creating interest. The introduction of a dwarf wall with piers and railings sits on the boundary between the public highway and the amenity space/soft landscaping for use by occupants of the flats, provides separation and an element of privacy.
- 11.41 From the Stonard Road elevation, the building wraps around the contours of the site retaining a physical separation from the Church to the east and the boundary wall of the maisonettes at 15/17 Stonard Road to the west, culminating in a two-storey element. This culminates to either side, stepping down from the three storey flatted element to the two storey hall.
- 11.42 The majority of the proposed building footprint is taken up by the parish centre with its main entrance located to the south of the car park. The two-storey, flat roofed building follows the same design principle as the flatted element, however at two storeys high, this part of the building is submissive, sitting below the eaves height of the existing building and below the ridge of the Church. The unimposing entrance incorporates floor to ceiling glazed doors and windows enclosed by a further projecting portal and incorporates the same horizontal brick detail rising from the ground floor as seen in the flatted development. A stained-glass panel adds interest and guides the

visitor towards the entrance, but improvements could be made to present a clear and visionary entry point.

- 11.43 A contemporary approach to the elevation is welcomed, rather than relying on a 'safer' pastiche, and whilst this is acceptable, improvements to the proposed scheme would make it capable of delivering a high-quality building in line with DMD37 for the scheme as a whole.
- 11.44 In terms of the scheme as a whole, a more meaningful differentiation in terms of elevation would present the building as two separate entities, however, this is not the approach the architect has taken. Architecture is subjective – the NPPF recognises that personal preferences shouldn't influence design, and an open and innovative approach is welcomed - what's one person's enjoyment can often be another person's displeasure.

Relationship to Neighbouring Property

- 11.45 The application site is nestled within an existing residential enclave where further residential accommodation is acceptable in principle. This proposal would provide six self-contained units within the newly formed three storey building.
- 11.46 London Plan Policy 7.6 states that buildings should not cause unacceptable harm to residential amenity, including in terms of privacy and overshadowing. Furthermore, Policy CP30 of the Local Plan seeks to ensure that new developments have appropriate regard to their surroundings, and that they improve the environment in terms of visual and residential amenity. The Intend to Publish London Plan outlines in Policies D1 and D3 of the importance of ensuring buildings are well designed to ensure against prejudicing neighbouring amenity.
- 11.47 Whilst there would be additional noise and general movement generated by additional occupants, be it retired Priests or not, normal day to day activities associated with an additional six households living at the premises or utilising the open space to the front of the residential block is unlikely to result in unacceptable additional levels of noise and disturbance.
- 11.48 It is anticipated that there could be concern over increased overlooking from the west facing kitchen windows of the flats and the first floor facing windows to the main hall. The kitchen windows provide secondary light to the open plan kitchen/lounge and could be conditioned to be finished in obscure glass, allowing light into the space whilst protecting neighbours amenity. This could be secured by a suitable condition. The clerestory window to the main hall is located at second floor level thereby preventing overlooking. The enclosure to the flat roof is to ensure safe access for maintenance purposes and is not a terrace. Again, this could be conditioned to prevent access from residents and visitors, consequently neighbour's amenity would be preserved with regard to privacy and would comply with Council Policy DMD 8 and DMD 10.

Accessibility

- 11.49 The national technical standards are material in the assessment of the subject application. Building Regulations optional standard M4(2) is the equivalent of the former Lifetime Homes Standard and given the status of the Local Plan and in particular Policy 7.2 of the London Plan, Policies DMD5 and DMD8 of the DMD and Policy CP4 of the Core Strategy the LPA would hold

that this optional standard is applicable to all residential development within the Borough.

- 11.50 The London Plan and Enfield Local Plan require all future development to meet the highest standards of accessibility and inclusion. The scheme has been designed with level front door access, level access to the patio to the rear, sufficient space for wheelchair users including a ground floor shower room and disabled parking space.
- 11.51 A condition would be attached to any permission to ensure the scheme complies with the optional national technical standard M4(2).

Quality of Accommodation

- 11.52 Policy 3.5 of the London Plan, as detailed in Table 3.3 refers to the Technical Housing Standards-nationally described space standards (2015) which stipulates the minimum space standards for new development. The proposed dwellings will be expected to meet and where possible exceed these minimum standards and those contained within the Interim London Housing Guide. The proposals will also be expected to meet the design criteria in the London Housing SPG.
- 11.53 The proposed residential units would meet the minimum space standards and are of regular size, providing good quality habital space and layout. The amenity space for the apartments is located within the landscaped garden adjacent to the entranceway and is also considered to be acceptable given the nature of the intended use

Transportation Impacts

- 11.54 The NPPF recognises that sustainable transport has an important role to play in facilitating sustainable development but also contributing to wider health objectives. In particular it offers encouragement to developments which support reductions in greenhouse gas emissions and those which reduce congestion.
- 11.55 The NPPF also outlines that developments which generate significant vehicle movements should be located where the need to travel will be minimised and the use of sustainable transport options can be maximised. It is also expected that new development will not give rise to the creation conflicts between vehicular traffic and pedestrians.
- 11.56 London Plan Policy 6.3 and Policies T1 - T6 of the Intend to Publish London Plan seek to should ensure that impacts on transport capacity and the transport network, at both a corridor and local level, are fully assessed. Development should not adversely affect safety on the transport network. This is also echoed by DMD 45 which indicates proposals will not be supported where they would have an unacceptable adverse impact on the capacity or environment of the highway network. The London plan and Intend to Publish Draft London plan seeks to ensure a balance is struck to prevent excessive car parking provision that can undermine cycling, walking and public transport use and through the use of well considered travel plans aim to reduce reliance on private means of transport

- 11.57 Policies DMD 8, 45, 46 and 47 are concerned with all relevant aspects of transportation for this proposed redevelopment.

Car Parking

- 11.58 In accordance with the London Plan standards the maximum car parking to be provide on site should equate to 1 space per flat and 1 space per 300sqm of church hall floor space. The proposed development would provide 12 car parking spaces which equates to 1 space per flat and 1 space per 300sqm of church hall floor space. Although this is slightly higher than the London Plan standards, on balance it is considered acceptable, given the site is located in PTAL 2, which represents a low PTAL and Green Lanes has parking restrictions. A S106 legal agreement will be secured to exclude residents from obtaining parking permits given the low PTAL. Furthermore, appropriate conditions will be secured to encourage the use of more sustainable transport measures in the form of cycling.

Cycle Parking

- 11.59 Cycle parking is shown on the plans to be sited across the site. However, a condition will be secured to ensure that cycle parking is provided in accordance with London Plan standards. Separate long stay, fully enclosed and secure cycle parking would be required for both the residential units and the staff at the parish hall. There must be a minimum of 2 spaces per 2-bed flat in a secure and fully enclosed cycle parking shed / locker close to the residential entrance, and for the staff parking, there should be a minimum of 1 space per 8 members of staff in another locker or shed, close to the entrance to the church hall. Short stay cycle parking for the parish hall can be provided as Sheffield stands, and this must be provided at a minimum ratio of 1 space per 100sqm gross floor area.

Access

- 11.60 Policy DMD47 states that new development will only be permitted if the access and road junction which serves the development is appropriately sited and is of an appropriate scale and configuration and there is no adverse impact on highway safety and the free flow of traffic.
- 11.61 Vehicular access to the site from both Green Lanes and Stonard Road will be obtained through existing accesses. Although the plans currently show gated access to the Green Lanes car park, it is considered appropriate for revised details of this arrangement to come forward through a condition to ensure that there is no impact on the free flow of traffic or the safety of highway users. Further details of the parking layout and pedestrian access to the site will also be required to ensure there is clear and safe access for both pedestrians, cyclists and vehicles.

Servicing

- 11.62 Development proposals should facilitate safe, clean, and efficient deliveries and servicing. Full details have not been provided on the proposed siting of the refuse facilities for the new residential units and community hall and therefore conditions would be required to ensure these are accessible and there is sufficient space.

Sustainable Development

- 11.63 All new development must achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. All development will be required to include measures capable of mitigating and adapting to climate change to meet future needs having while regard to technical feasibility and economic viability.
- 11.64 Policy DMD49 states that all new development must achieve the highest sustainable design and construction standards having regard to technical feasibility and economic viability. An energy statement in accordance with Policies DMD49 and 51 is required to demonstrate how the development has engaged with the energy hierarchy to maximise energy efficiency.
- 11.65 It is noted that PV panels are shown on part of the flat roof of the new building. Water saving measures will be incorporated within the building. Large areas of glazing and rooflights have been incorporated into the building to provide greater levels of natural light.
- 11.66 Several conditions relating to climate change and sustainable design and construction have been suggested to address relevant policies within section 8 – Tackling Climate Change of the DMD.

Biodiversity

- 11.67 Developments resulting in the creation of 100m² of floorspace or one net dwelling or more should provide on-site ecological enhancements having regard to feasibility and viability.
- 11.68 A Preliminary Ecological Appraisal was undertaken and its findings forming part of the submission. The recommendations from the appraisal are set out below:
- A single emergence survey for bats is recommended for St Monica's Hall. This survey can be undertaken between May-August;
 - Any vegetation clearance or building demolition should be completed outside the bird-nesting season (March to August inclusive) or preceded by a check for nests. If nests are found they should be left undisturbed until the young have fledged;
 - Any lighting for the site should be designed sensitively in relation to bats to avoid light spill onto the adjacent church;
 - Recommendations for some enhancement work are included within the report in chapter 6; and
 - Should potential development not commence within 1 year of this report a resurvey is recommended due to the potential for the bat interest of the site to change.
- 11.69 If approved, conditions/informatives must be attached to ensure additional species surveys are undertaken to ensure there is no harm to protected species and details of ecological enhancements such as bat/bird boxes and appropriate landscaping are planted.

Trees & Landscaping

- 11.70 Policy DMD81 sets out that developments must provide high quality landscaping that enhances the local environment and should add to the local character, benefit biodiversity, help mitigate the impacts of climate change and reduce water run off. In addition, Policy DMD80 provides guidance on trees in development proposals and states the following:

All development including subsidiary or enabling works that involve the loss of or harm to trees covered by Tree Preservation Orders, or trees of significant amenity or biodiversity value, will be refused. Where there are exceptional circumstances to support the removal of such trees, adequate replacement must be provided.

All development and demolition must comply with established good practice, guidelines and legislation for the retention and protection of trees. Proposals must:

- a. *Retain and protect trees of amenity and biodiversity value on the site and in adjacent sites that may be affected by the proposals;*
 - b. *Ensure that the future long term health and amenity value of the trees is not harmed;*
 - c. *Provide adequate separation between the built form and the trees including having regard to shading caused by trees and buildings*
- 11.71 The proposed development will require the removal of three individual trees, one group of trees and a hedgerow. One of the individual trees identified for removal was considered to be unsuitable for long-term retention during the Arboricultural Survey of the site. The removal of this tree would be required irrespective of the proposed development due to its poor condition. A further individual tree shown to be removed has been assessed as having a moderate retention value. This tree has more potential to make a longer-term contribution to the landscape character of the site. However, as it of a relatively immature status, it is considered that any losses to visual amenity can be sufficiently compensated for in the short-term through replacement tree planting.
- 11.72 The remaining tree, group and hedgerow being removed are all specimens considered to be of a low retention value in the Arboricultural Survey. It is not considered that the removal of these trees should be considered a constraint to the proposed development of the site as they are not in such a condition that they are likely to make a lasting contribution to the landscape character of the site.
- 11.73 Several conditions would be attached to any grant of planning permission to ensure that the trees to be retained are adequately protected and the local environment is enhanced through appropriate landscaping.

Flooding and Drainage

- 11.74 Policy DMD59 states that new development must avoid and reduce the risk of flooding, and not increase the risk elsewhere. Policy DMD61 states that a Drainage Strategy will be required for all development to demonstrate how proposed measures manage surface water as close to its source as possible and follow the drainage hierarchy in the London Plan.

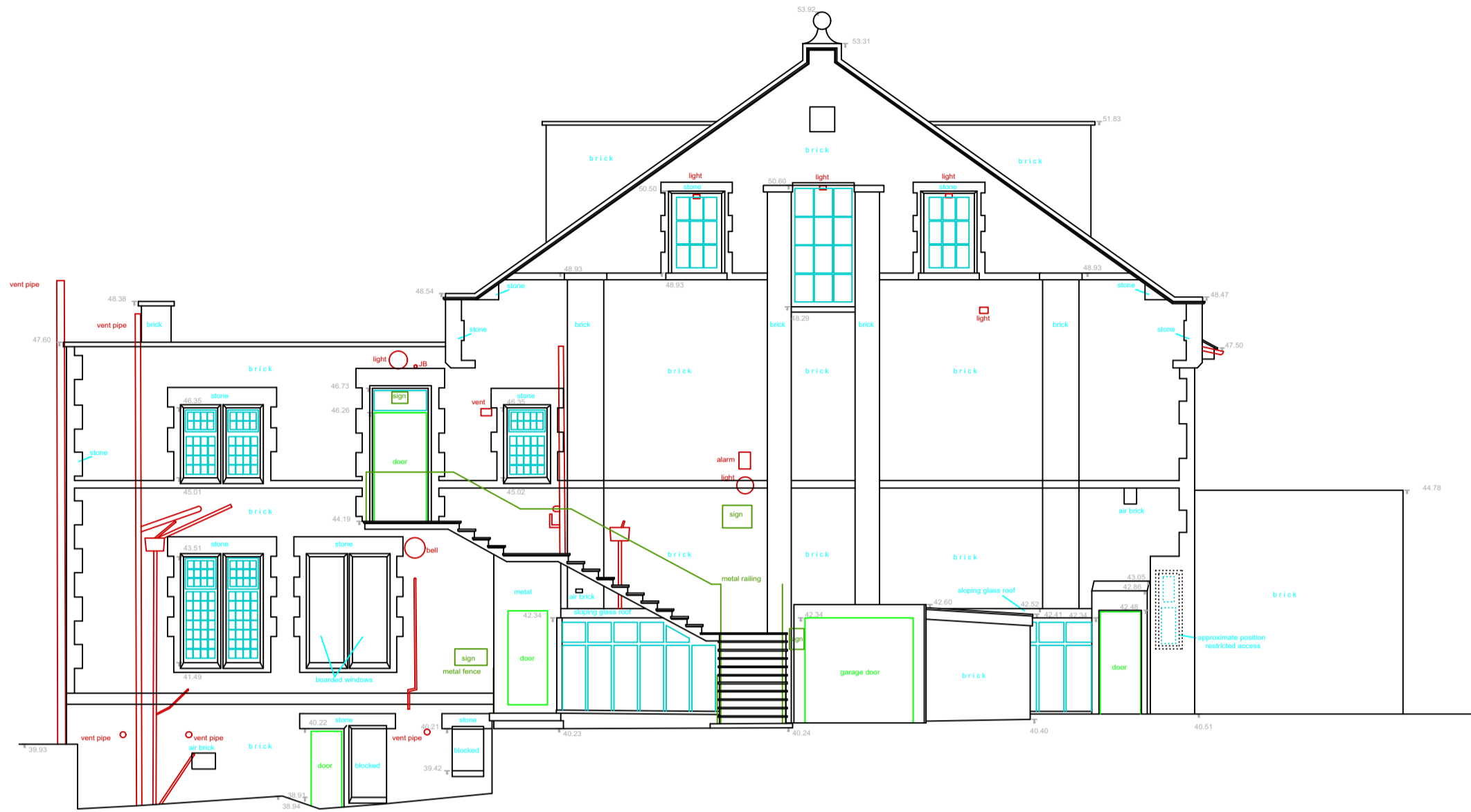
- 11.75 The site is located within flood zone 1 and therefore the site is not at risk of direct flooding from rivers or sea. It is proposed to use permeable paving for the proposed car parking bays.
- 11.76 Further SuDS measures and details will be secured through a condition and a further condition for a requirement of a verification report once SuDS measures have been implemented to ensure that the proposed measures manage surface water as close to its source as possible and follows the drainage hierarchy in line with the London Plan.

12 CiL

- 12.1 There will be a net increase in floor space and therefore the scheme will be liable to the Enfield and Mayoral CiL. Members will be updated on the CiL figures in advance of the planning committee.

13. Conclusion

- 13.1 Overall, it is considered that the proposed development as a whole would be beneficial and enable the provision of a well-designed modern community centre that would provide high quality modern flexible floorspace for parishioners and community groups.
- 13.2 The loss of the existing building causes harm but would be mitigated by the re-provision and improvement of existing parish community floorspace and the opportunities to record the existing building and demarcate its historic use as the Intimate Theatre.
- 13.3 In addition, the proposals will deliver new homes in a sustainable location on brownfield site, which is a significant benefit.
- 13.4 With reference to planning balance of the issues, it is considered the proposed development is acceptable



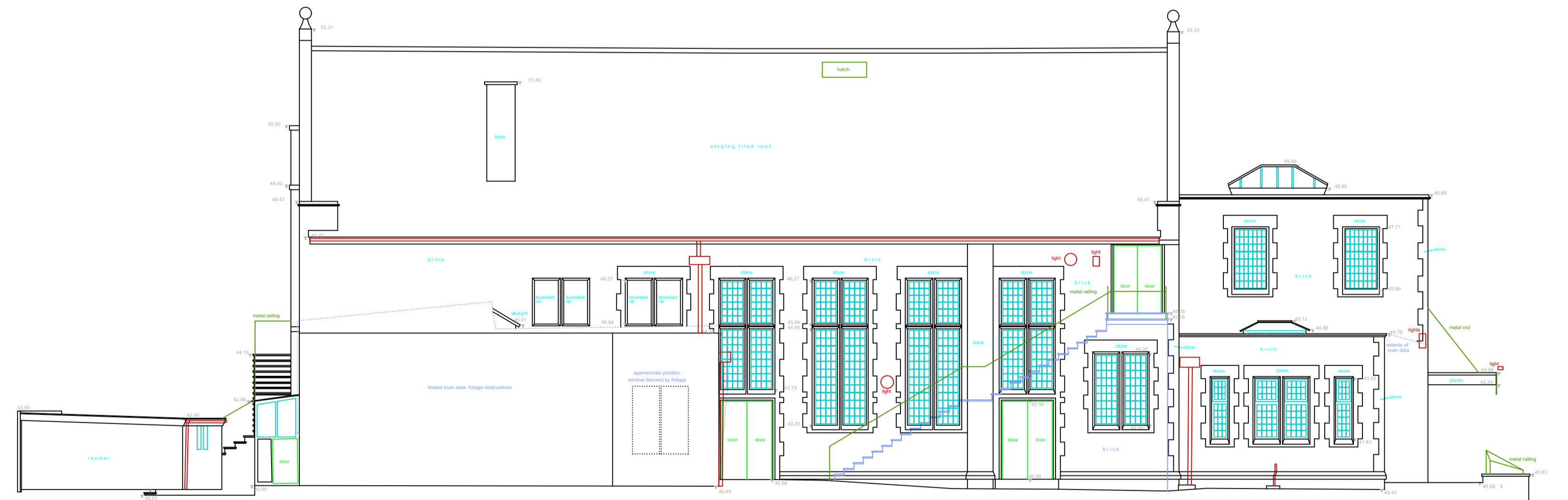
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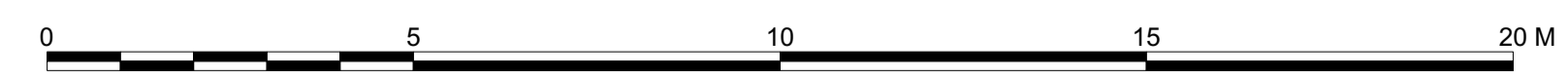
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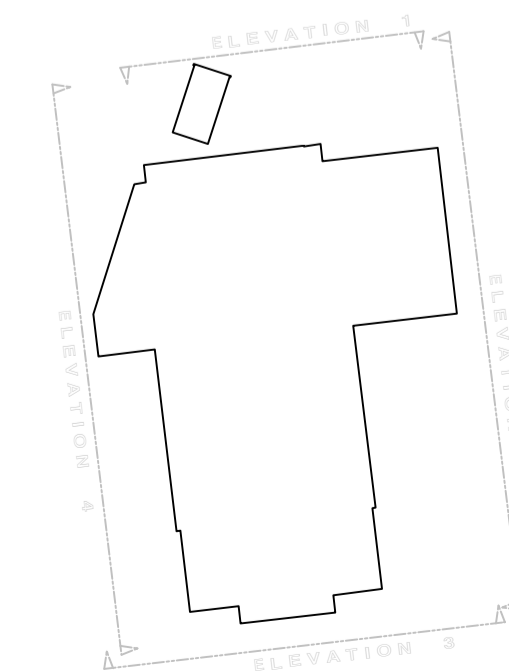
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Elevation 4

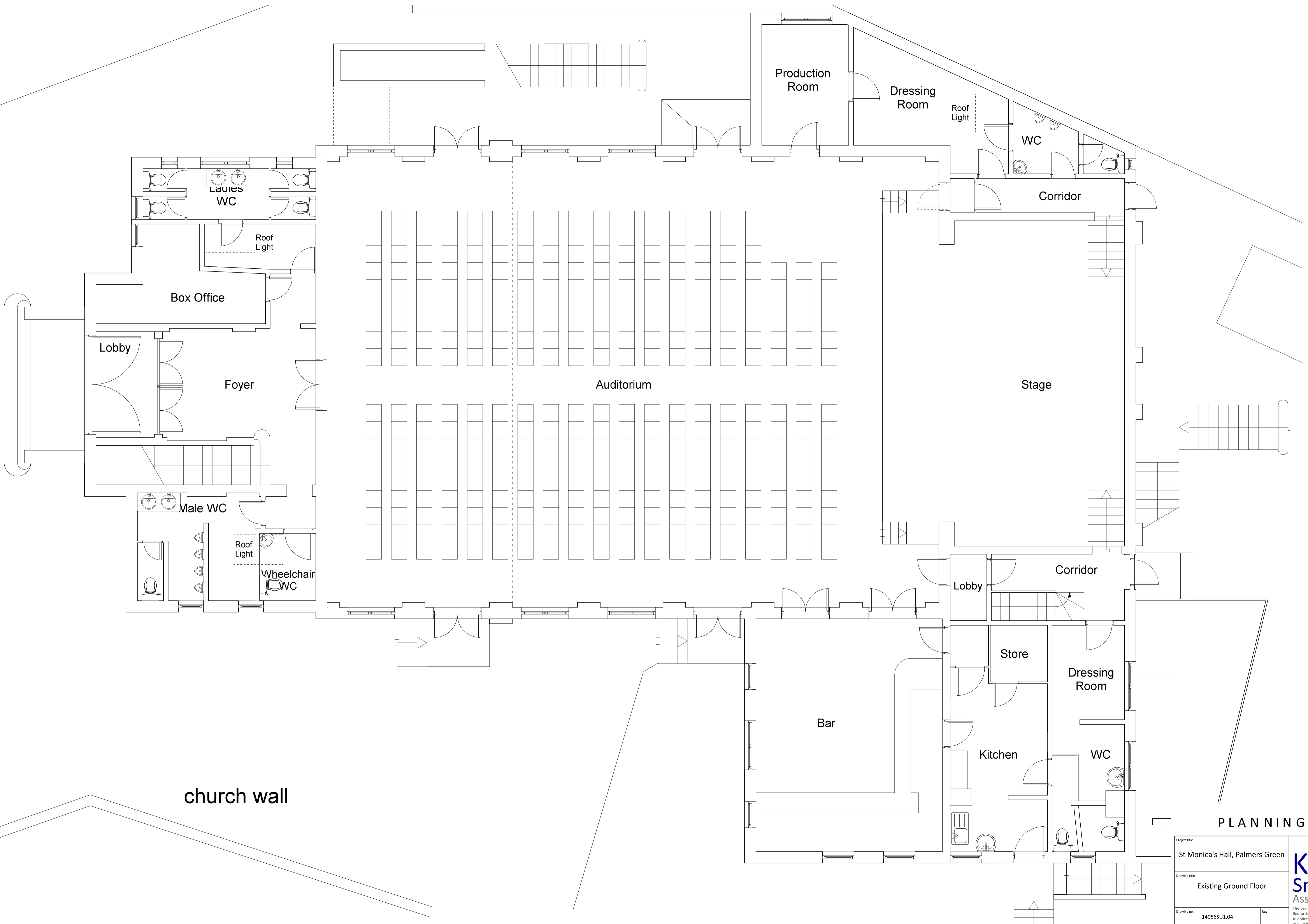


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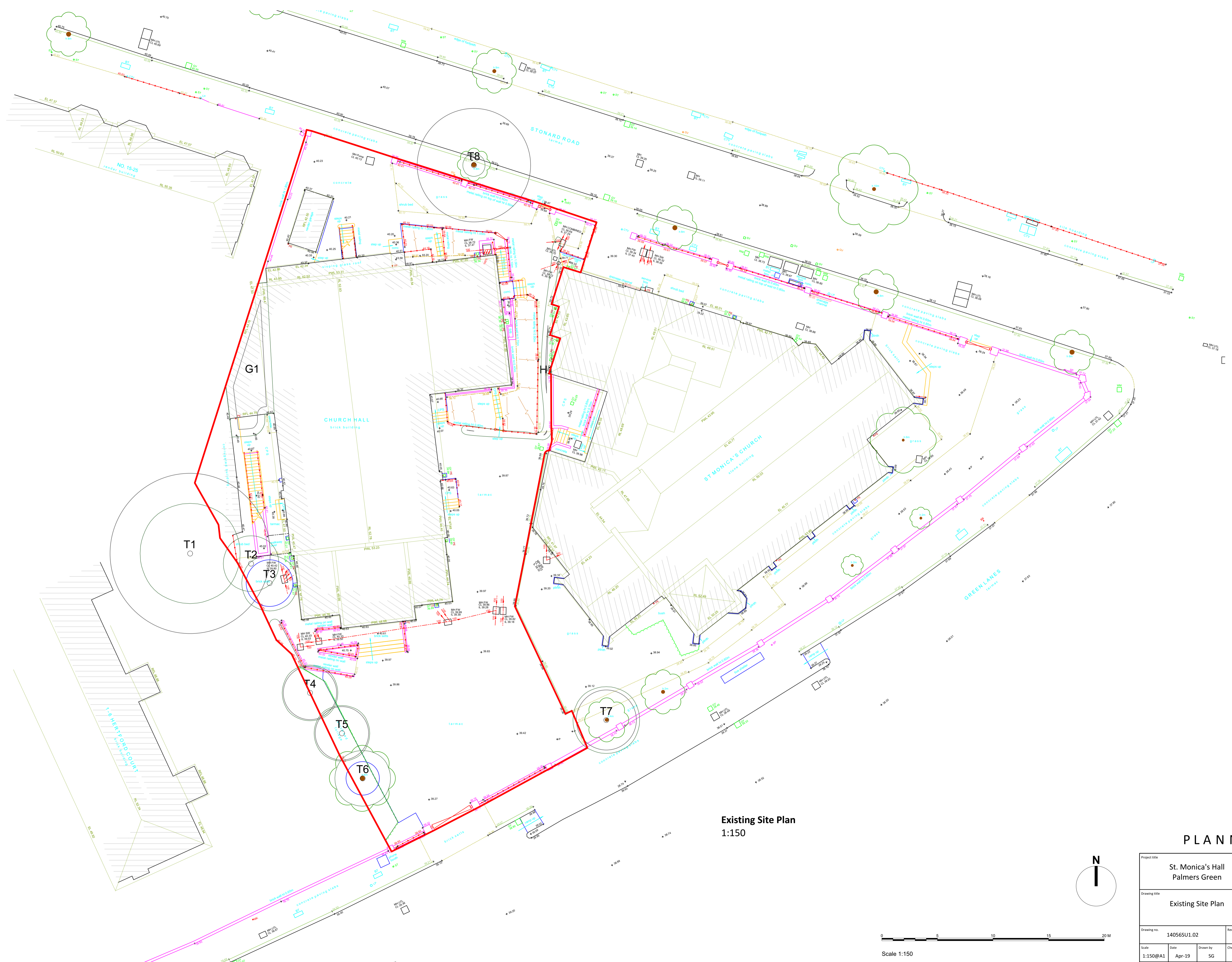
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Drawing title		Existing Elevations		
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Drawn by	SG	Checked by	CS	

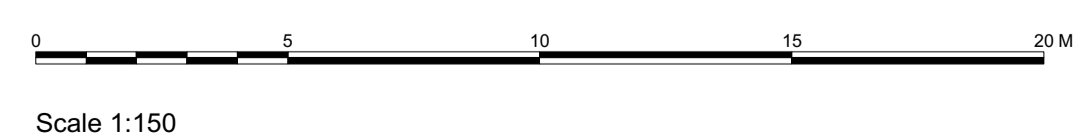
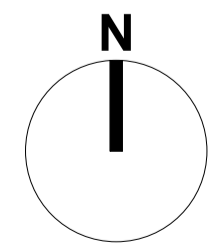


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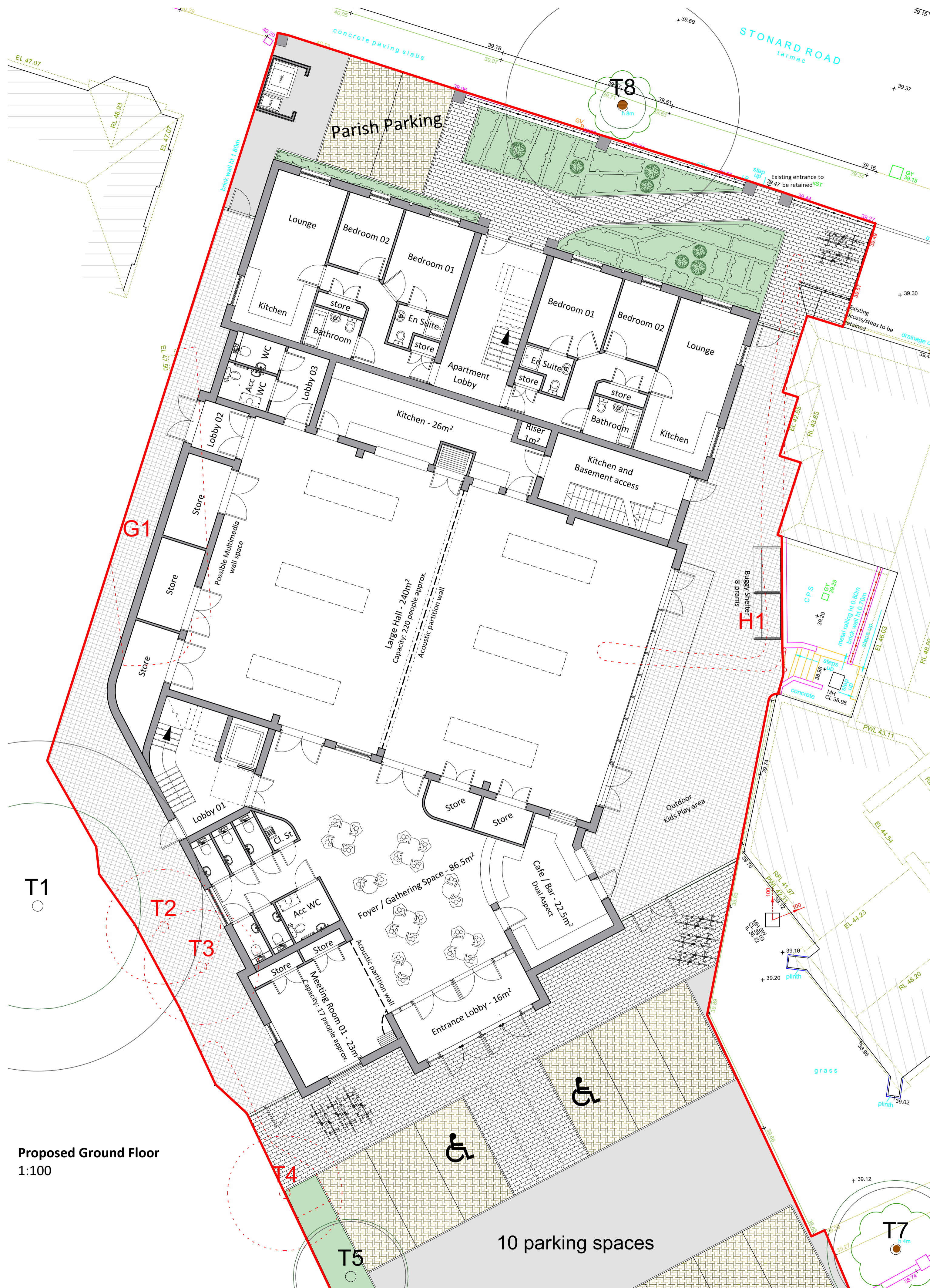
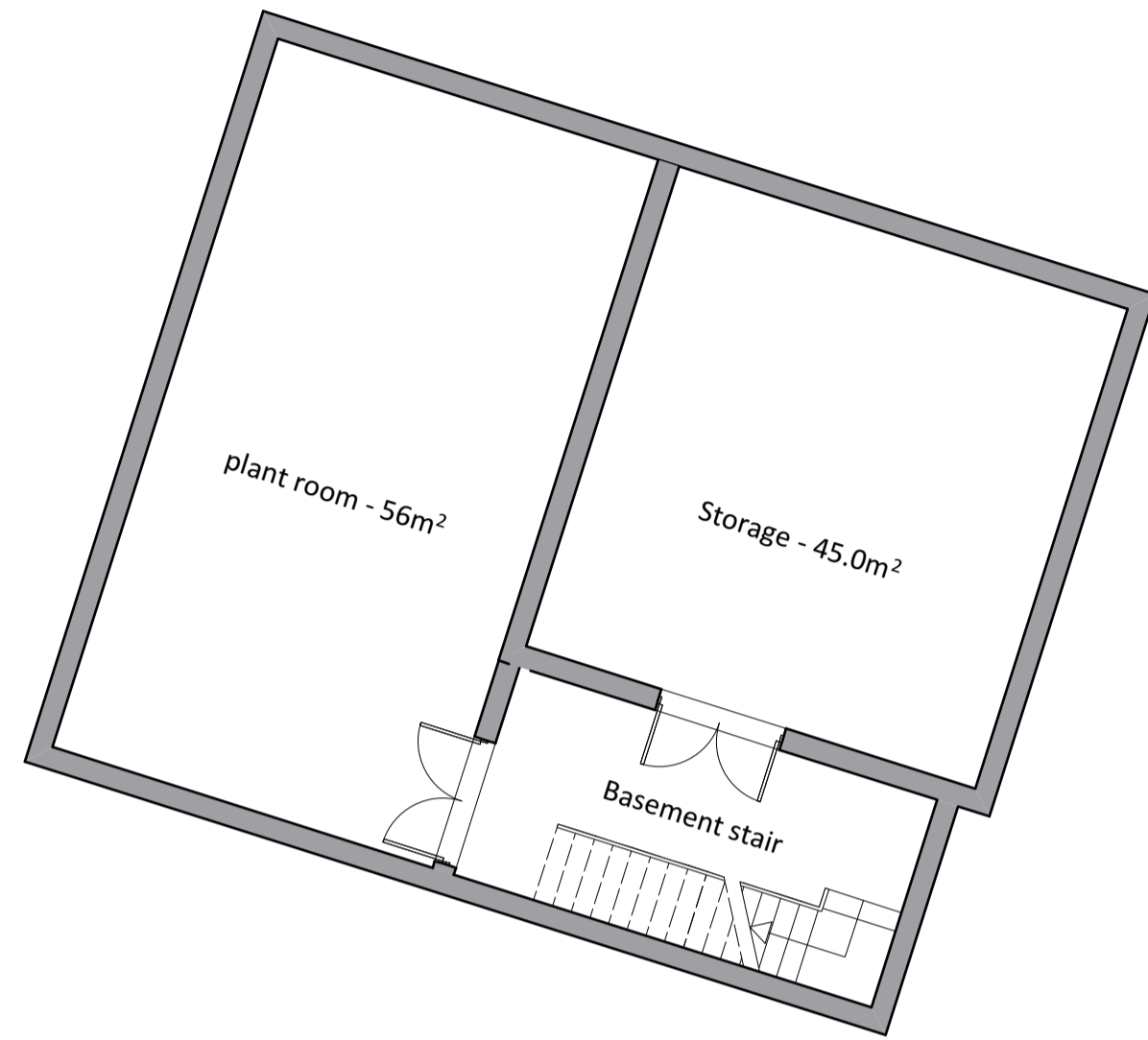
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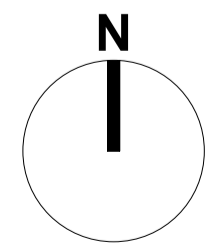
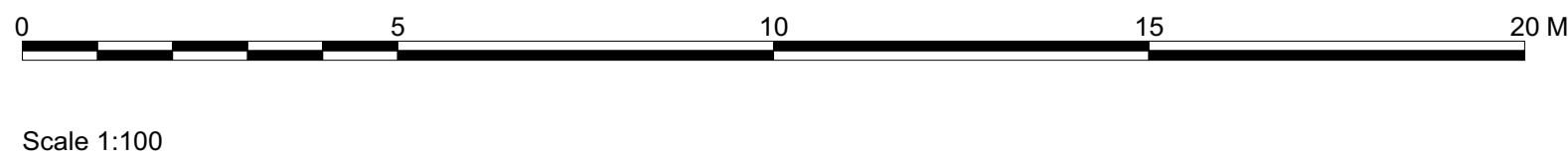
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Drawing no.		14056SU.1.02	Rev	
Scale	Date	Drawn by	Checked by	
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Proposed Basement Level
1:100



Proposed Ground Floor
1:100



- B 06/06/2019 Ground Floor correctly labelled
- A 15/05/2019 Landscape amended and basement shown

PLANNING

Project title		St. Monica's Hall Palmers Green	
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Drawn by	SG	Checked by	CS

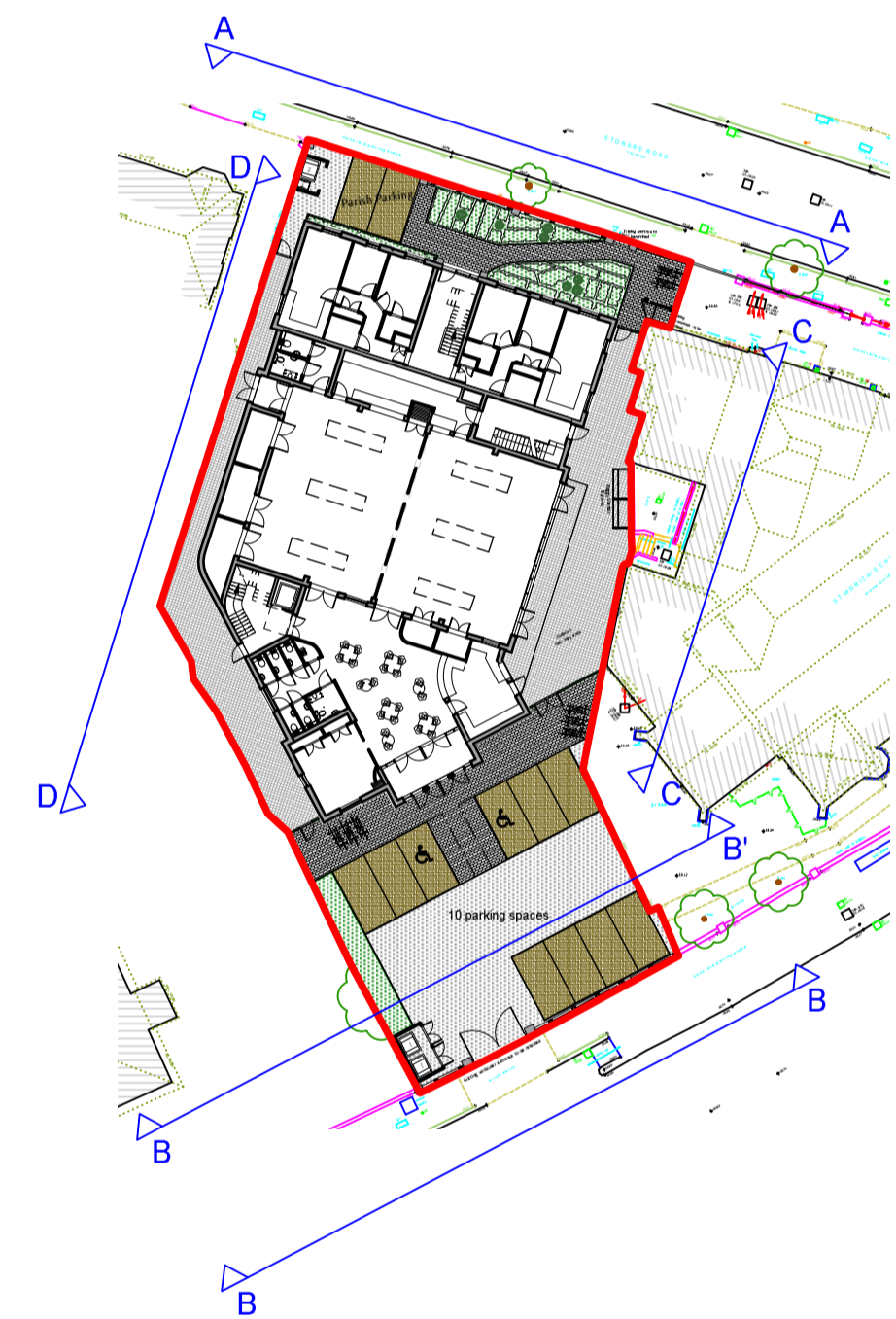
Kyle Smart Associates
The Barn, Sewell, Dunstable
Bedfordshire LU5 5HP
telephone 01582 690222
www.kylesmartassociates.co.uk
Chartered Architects



Proposed Elevation AA - Stonard Street View
1:100



Proposed Elevation AA - Enlarged
1:50



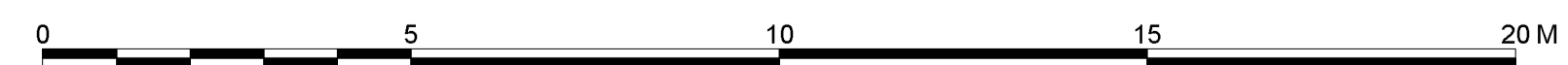
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A 15/05/2019 railings and minor additions of detail

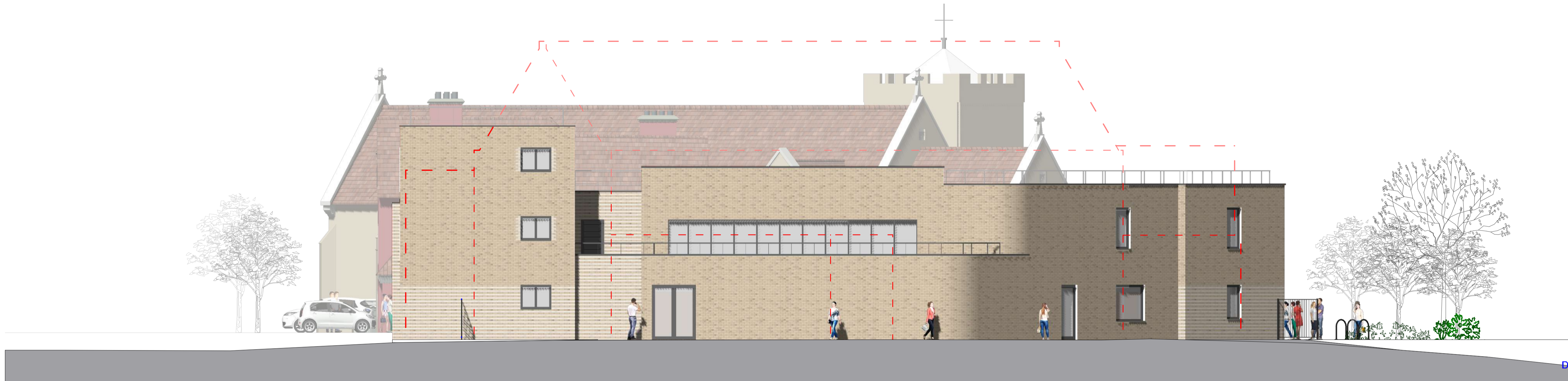
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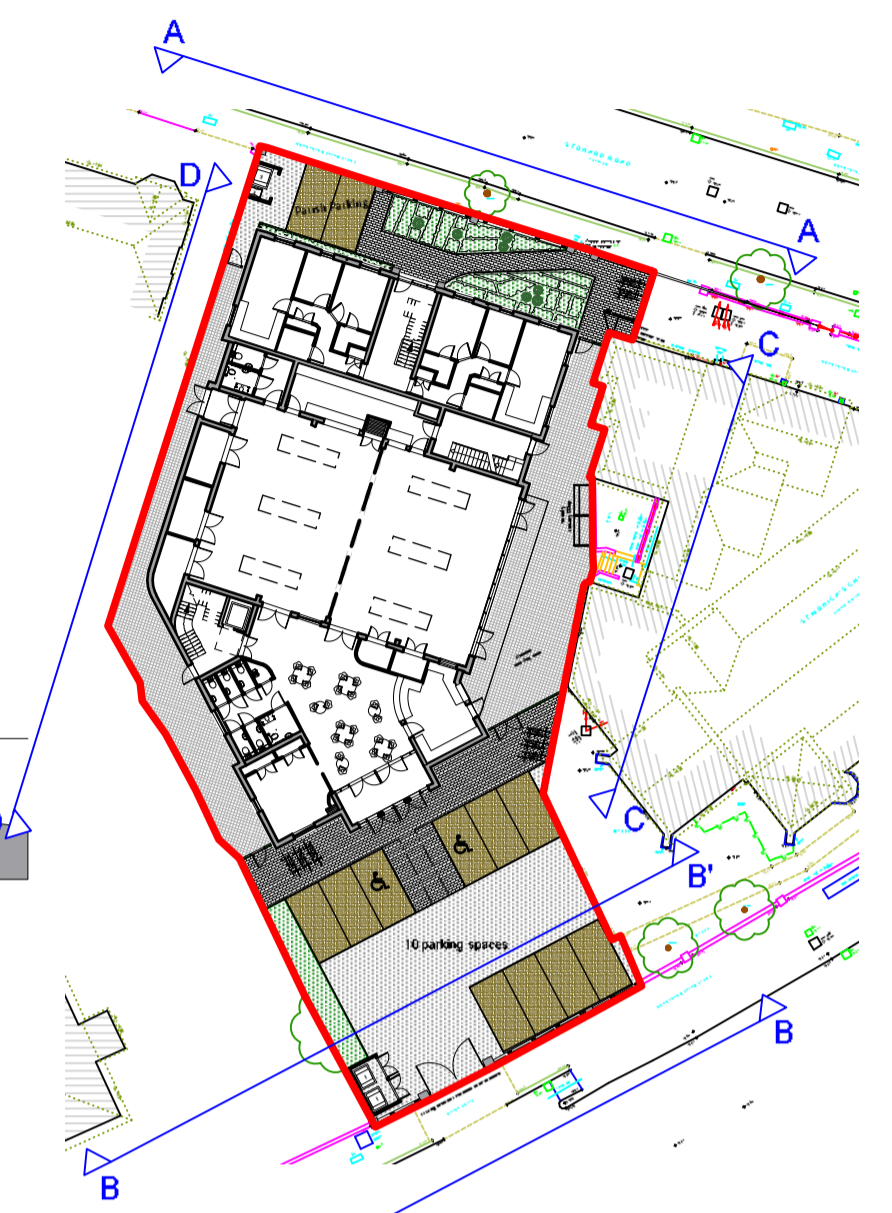
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Scale 1:100



Proposed Elevation DD
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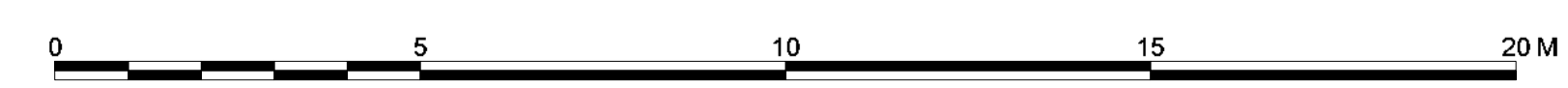
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A 15/05/2019 minor detail additions

PLANNING



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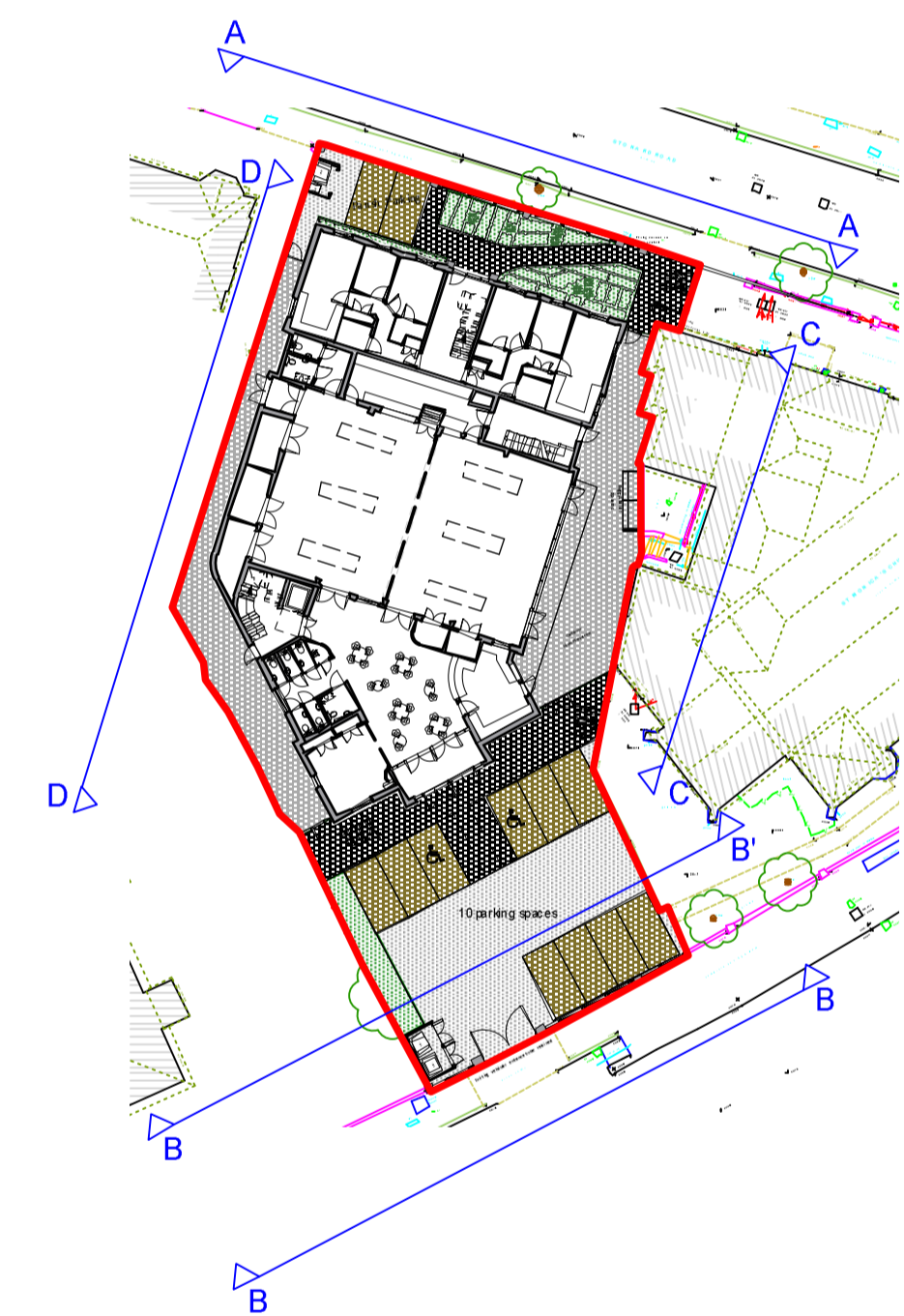
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Drawing no.	14056wd2.104	Rev	A	The Barn, Sewell, Dunstable Bedfordshire LU6 1JP telephone 01582 690222 www.kylesmartassociates.co.uk Chartered Architects
Scale	As Shown	Date	Apr-19	
Drawn by	SG	Checked by	CS	



Proposed Elevation BB - Green Lanes View
1:100



Proposed Elevation BB' - Green Lanes View
1:50

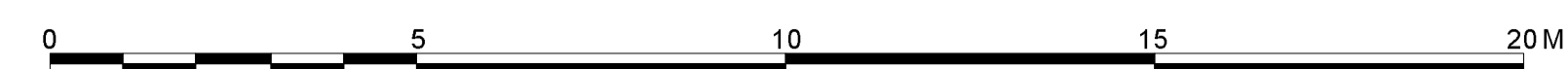


Elevation Legend
1:500

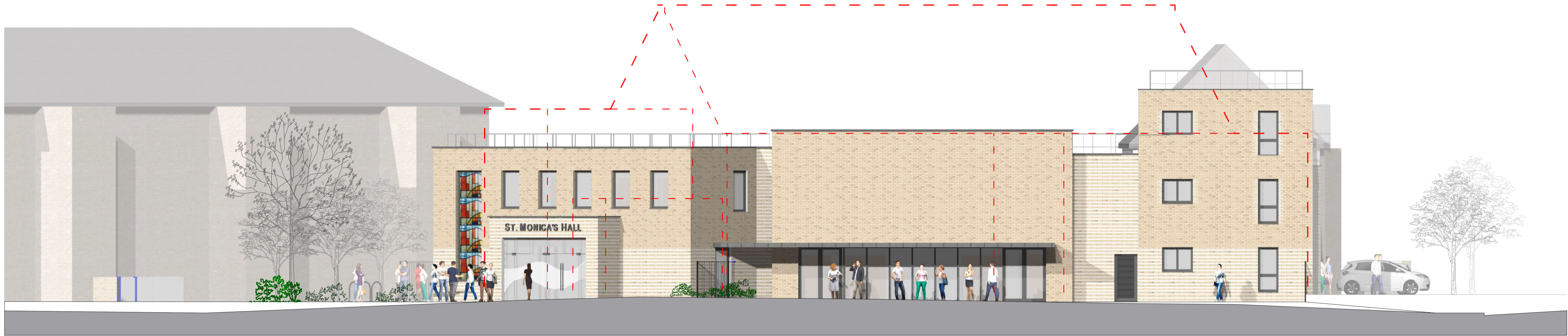
A 15/05/2019 railings added and minor changes

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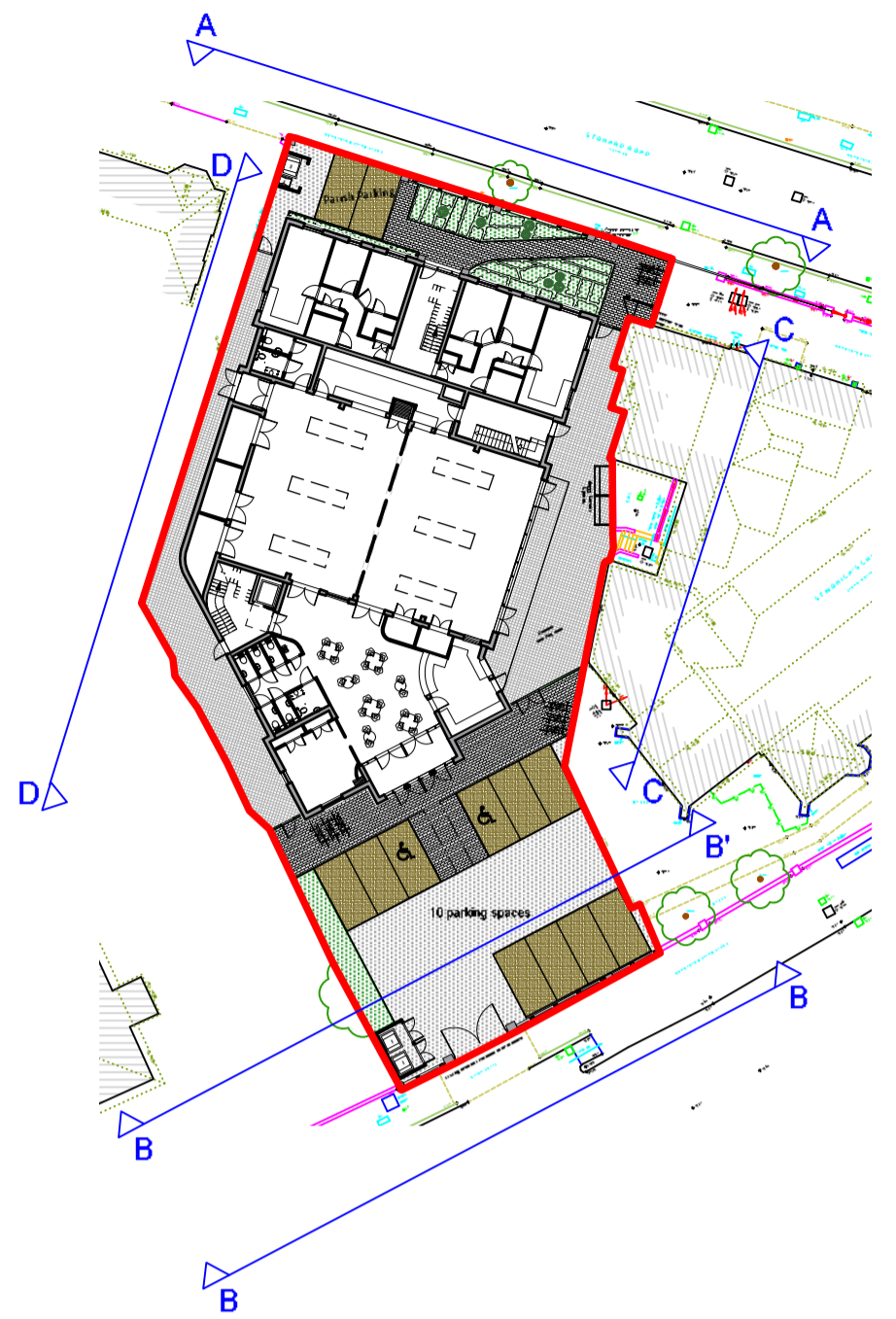
Project title		St. Monica's Hall Palmers Green		 The Barn, Sewell, Dunstable Bedfordshire LU5 3LP Telephone 01582 690222 www.kylesmartassociates.co.uk Chartered Architects
Drawing title		Proposed Elevation BB Green Lanes		
Drawing no.	14056wd2.102	Rev	A	
Date	Apr-19	Drawn by	SG	
Scale	As Shown	Checked by	CS	



Scale 1:100



Proposed Elevation CC
1:100



Elevation Legend
1:500

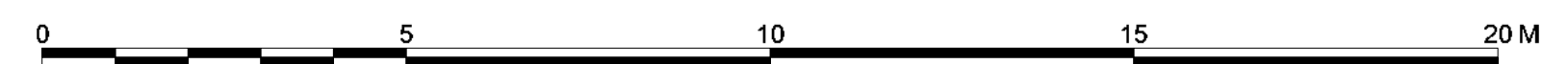


Proposed Elevation CC
1:50

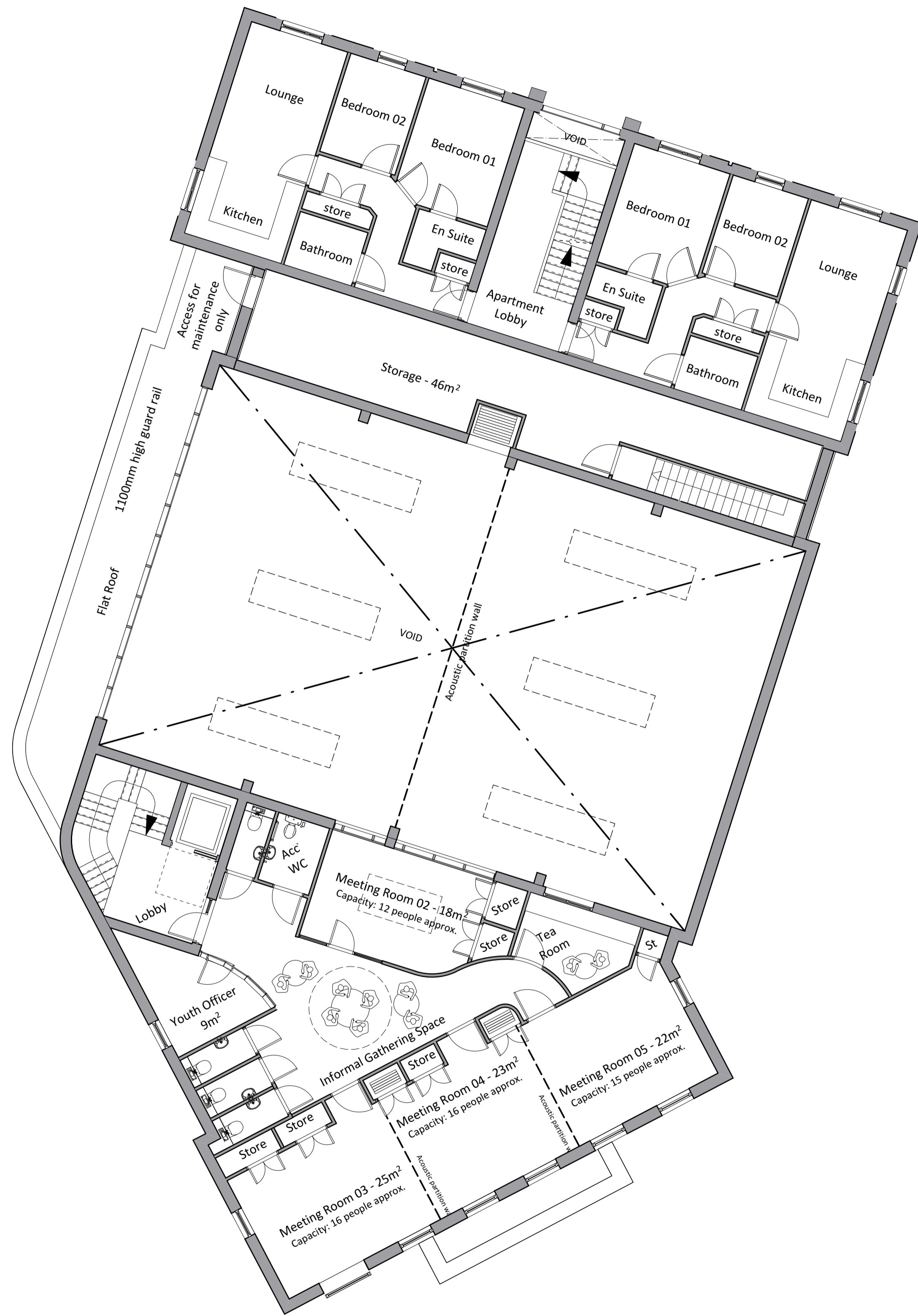
A 15/05/2019 minor detail additions

PLANNING

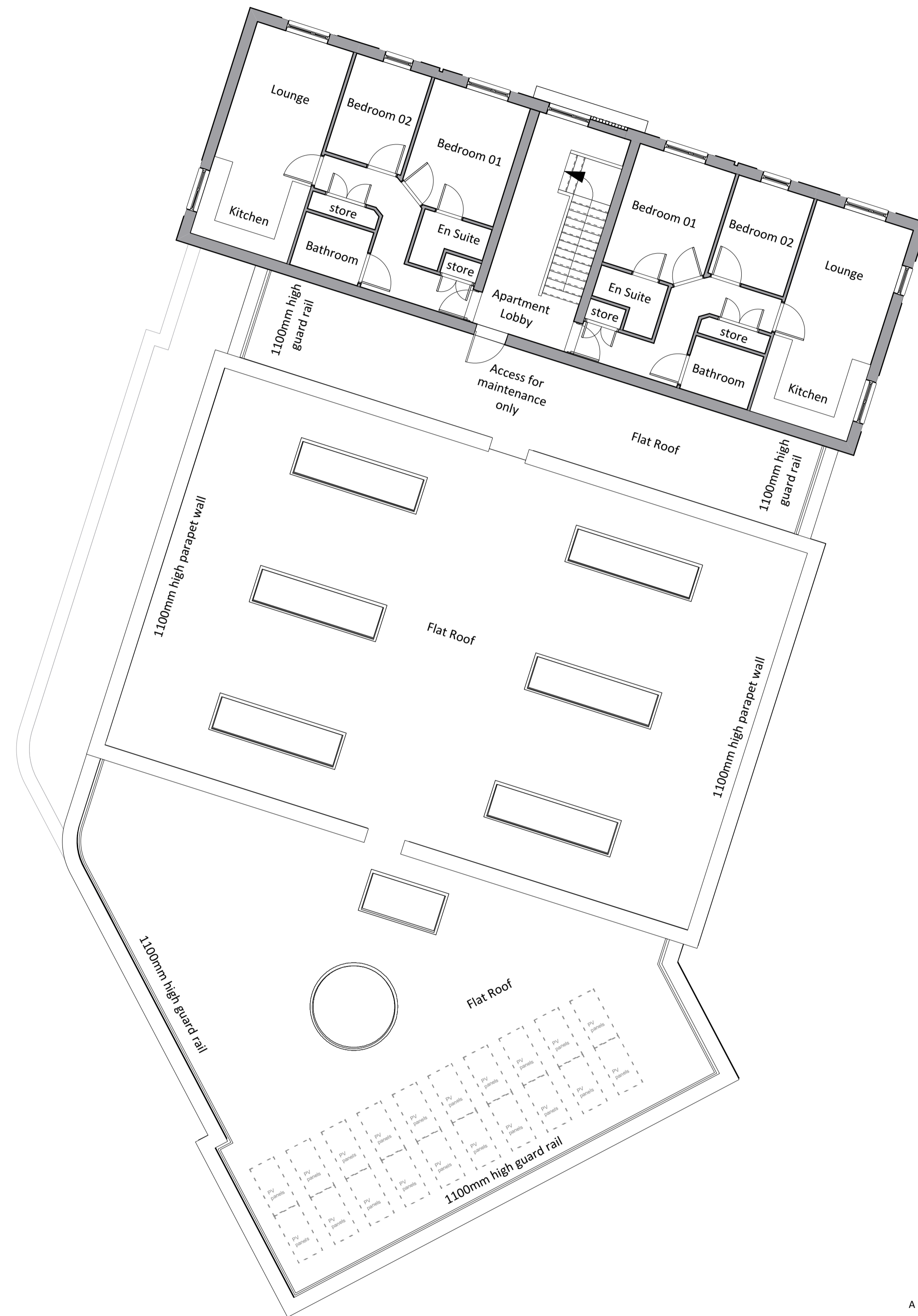
Project title		St. Monica's Hall Palmers Green		
Drawing title		Proposed Elevations CC		
Drawing no.	14056wd2.103	Rev	A	The Barn, Sewell, Dunstable Bedfordshire LU6 1JP telephone 01582 690222 www.kylesmartassociates.co.uk Chartered Architects
Scale	As Shown	Date	Apr-19	
Drawn by	SG	Checked by	CS	



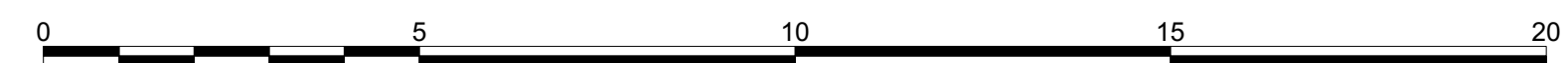
Scale 1:100



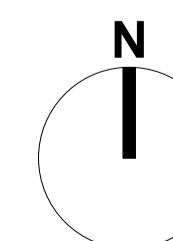
Proposed First Floor
1:100



Proposed Second Floor
1:100



Scale 1:100

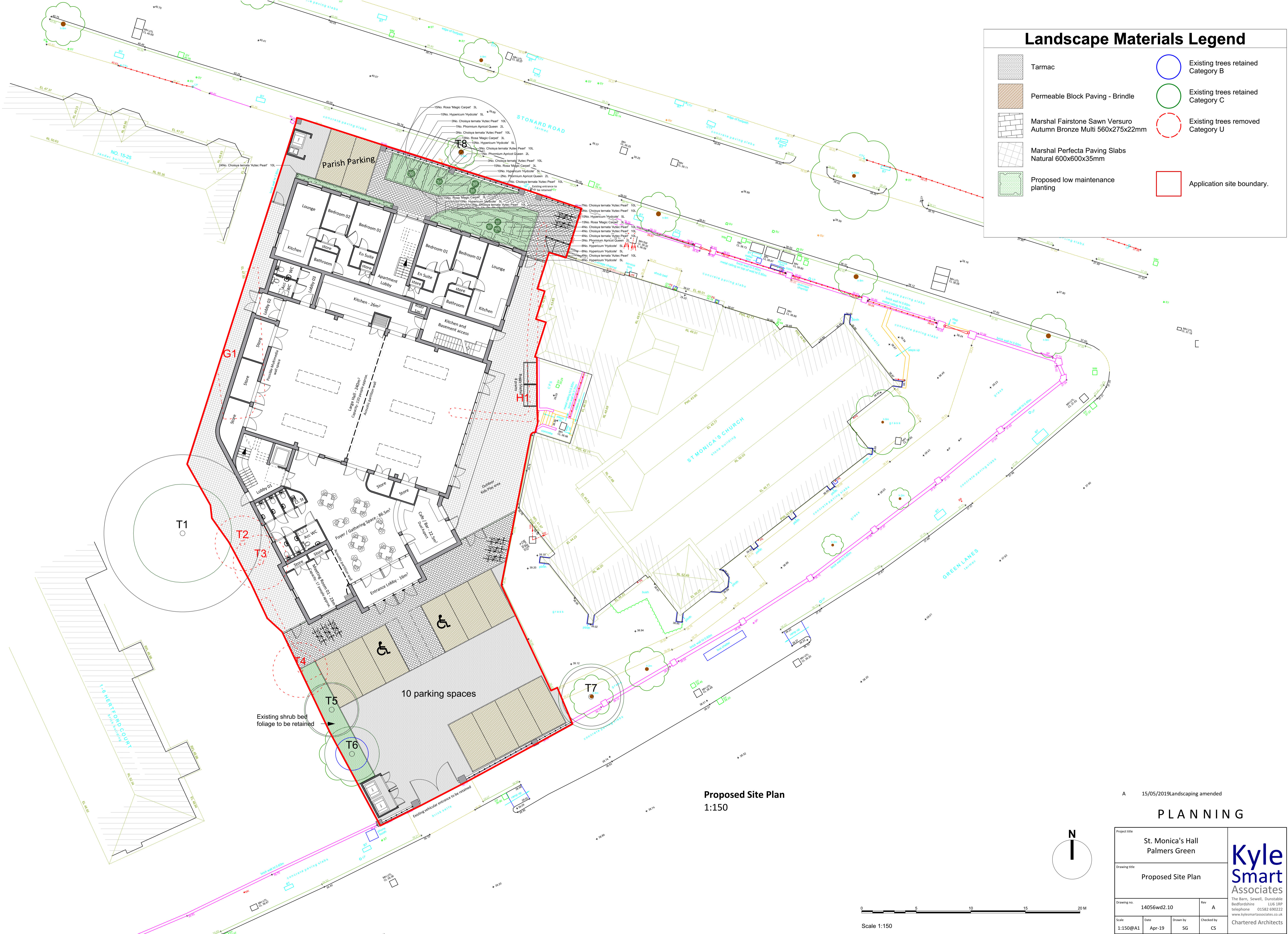


A 15/05/2019 minor internal amendments



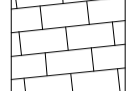

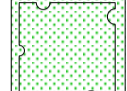
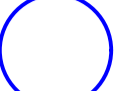



PLANNING

Project title		St. Monica's Hall Palmers Green	
Drawing title		Proposed Plans 2 First and Second Floor	
Drawing no.	14056wd2.12	Rev	A
Scale	1:100@A1	Date	Apr-19
Drawn by	SG	Checked by	CS
The Barrs, Sewell, Dunstable Bedfordshire LU5 2BP telephone 01582 690222 www.kylesmartassociates.co.uk		Chartered Architects	

Kyle Smart Associates



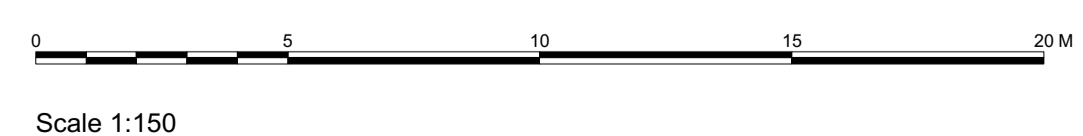
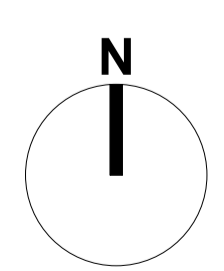
Landscape Materials Legend


-  Tarmac
-  Permeable Block Paving - Brindle
-  Marshal Fairstone Sawn Versuro Autumn Bronze Multi 560x275x22mm
-  Marshal Perfecta Paving Slabs Natural 600x600x35mm
-  Proposed low maintenance planting
-  Existing trees retained Category B
-  Existing trees retained Category C
-  Existing trees removed Category U
-  Application site boundary.

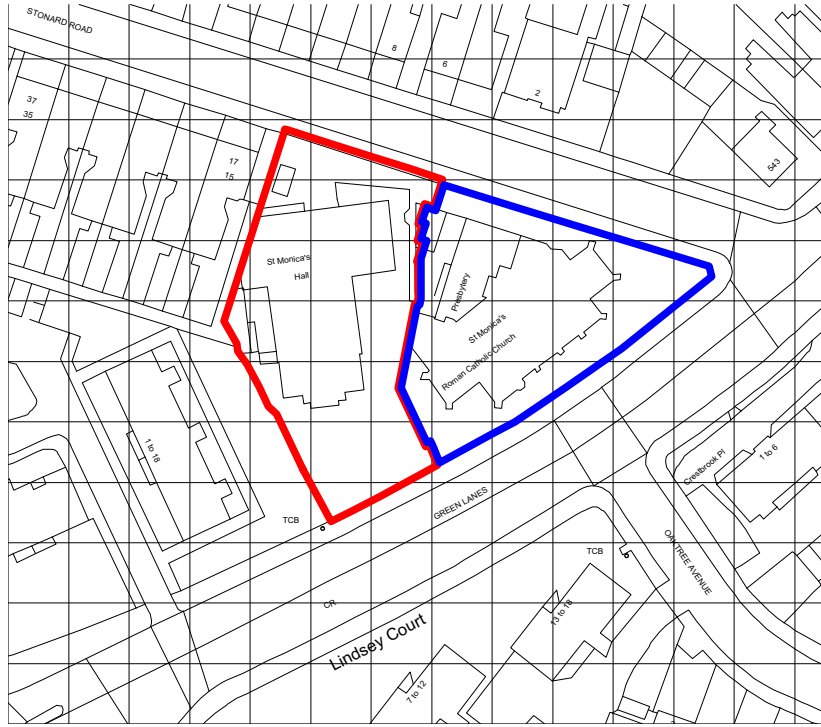
Proposed Site Plan
1:150

A 15/05/2019 Landscaping amended

PLANNING



Project title		St. Monica's Hall Palmers Green		 The Barn, Sewell, Dunstable Bedfordshire LU5 2JP telephone 01582 690222 www.kylesmartassociates.co.uk Chartered Architects			
Drawing title		Proposed Site Plan					
Drawing no.	14056wd2.10	Rev	A				
Scale	1:150@A1	Date	Apr-19	Drawn by	SG	Checked by	CS



Site Location Plan
1:1250

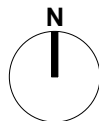


Outline of Proposed Development Site



Land Owned by the Applicant close to or adjoining application site.

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0 10 20 30 40 50 M
Scale 1:1250

Project title			
St. Monica's Hall Palmers Green			
Drawing title			
Site Location Plan			
Drawing no.			Rev
14056SU1.01			
Scale	Date	Drawn by	Checked by
1:1250@A4	Apr-19	SG	CS

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Smart
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