

13. Cultural Heritage

Environmental Statement

Volume I

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Introduction

- 13.1** This chapter of the Environmental Statement (ES) reports the findings of an assessment of the likely significant effects on Cultural Heritage as a result of the proposed Hybrid Planning Application (hereafter referred to as the 'Proposed Development') at the Peel Centre Site in the London Borough of Barnet (LBB).
- 13.2** Archaeological heritage assets have been scoped out of the Environmental Statement and do not require assessment, as confirmed by the Scoping Opinion issued by LBB. The chapter does however identify the location, type and significance of cultural heritage assets and their setting and reports on the predicted impacts of the Proposed Development on this resource and the likely significance of any effects.
- 13.3** The potential for Cultural Heritage effect interactions and combined effects ('Type 1' effects) and combined cumulative Cultural Heritage effects ('Type 2' effects) of the Proposed Development with other development schemes are discussed in **Chapter 18: Effect Interactions and Cumulative Effects**.
- 13.4** This assessment and ES chapter has been produced by URS Infrastructure and Environment UK Limited (URS).

Legislation and Planning Policy Context

National Legislation

- 13.5** The Planning (Listed Buildings and Conservation Areas) Act 1990 (Ref. 13-11) imposes a duty on the Secretary of State to compile lists of buildings of special architectural or historic interest. In consideration of proposals within the setting of Listed Buildings, the 1990 Act establishes a requirement to have special regard to the desirability of preserving that setting (Section 66).

"(1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

- 13.6** Section 72 of the 1990 Act establishes a desirability to preserve or enhance the character or appearance of a conservation area. A conservation area is an area of local interest designated principally by the LPA.

National Planning Policy and Guidance

National Planning Policy Framework (2012)

- 13.7** The National Planning Policy Framework (2012) (Ref 13-1) sets out the Government's planning policies for England and how these are expected to be applied. The preservation and enhancement of heritage assets forms an important part of the NPPF and is one of the 12 Core planning principles which should be used to underpin plan-making and decision-taking. The core principle states that planning should:

"conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations."

- 13.8** Heritage assets are defined within the National Planning Policy Framework (NPPF) as *"a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest"* (NPPF, Annex 2, Glossary). Heritage assets include those that are designated under legislation (such as listed buildings and scheduled monuments) as well as those that are non-designated. Non-designated heritage assets are assets that are considered to have a degree of local interest or significance usually recognised by Local Planning Authorities (LPA) either by their inclusion within the local Historic Environment Record (HER) or by local listing.
- 13.9** Conservation of heritage forms an integral part of sustainable development which is itself a "golden thread" which should run through plan-making and decision-taking.

- 13.10** Section 12 of the document deals specifically with the historic environment. It defines the policies for conserving and enhancing the historic environment and heritage assets. It sets out the importance of being able to assess the significance of heritage assets that may be affected by a development. Significance is defined in Annex 2 as being the *"value of an asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic interest"*.
- 13.11** The definition of significance provided in Annex 2 also clearly states that significance is not only derived from an asset's physical presence, but also from its setting. The setting of a heritage asset is defined in Annex 2 as *"the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve."*
- 13.12** Paragraphs 128 and 129 of the NPPF state that, when determining applications, local authorities should require an applicant to describe the significance of assets that may be affected by a development. This should be to a level of detail that is proportionate to their importance and that is no more than sufficient to understand the potential impact on their significance; this should also include assets where their setting may be affected by a proposal.
- 13.13** With regard to development sites where there are known heritage assets, or there is potential for heritage assets with archaeological interest, paragraph 128 of the NPPF directs local planning authorities to require developers to submit an appropriate desk-based assessment and, where necessary, field evaluation.
- 13.14** Paragraph 132 recognises that heritage assets are irreplaceable and that where the Proposed Development may impact on the significance of designated heritage assets, great weight should be placed on its conservation. The NPPF notes that alteration or destruction of a heritage asset or development within its setting can harm its significance.
- 13.15** Paragraph 132 further recognises that substantial harm or loss of heritage assets of the highest significance for example Scheduled Monuments, Registered Battlefields, Grade I and II* Listed Buildings and Registered Parks and Gardens and World Heritage Sites should be wholly exceptional.
- 13.16** The NPPF recognises that a balance needs to be struck between the preservation of the significance of a heritage asset and delivering public benefit. Paragraph 133 sets out considerations to be taken into account when determining a planning application which would result in substantial harm or total loss of significance of a designated heritage asset. It states that the LPA should weigh the public benefits of the Proposed Development against any harm, and in cases where it cannot be demonstrated that substantial harm or total loss is not outweighed by the public benefit, it directs the LPA to refuse consent.
- 13.17** The NPPF also clearly states that the effect of a planning application on non-designated heritage assets should be taken into account when considering the application. Paragraph 135 sets out the need for a balanced judgment between the significance of the heritage assets and the scale of any harm or loss, when considering assets directly or indirectly affected by the Proposed Development.

National Planning Practice Guidance (2014)

- 13.18** The National Planning Practice Guidance (NPPG) was launched on the 6th March 2014 (Ref. 13-2) and provides a web-based resource in support of the NPPF. Following its launch, a number of previously published planning guidance documents have been cancelled and are detailed within the Written Ministerial Statement titled 'Making the planning system work more efficiently and effectively', also dated 6th March 2014.
- 13.19** For the historic environment, the NPPG provides useful guidance particularly with regards to assessing whether development will cause substantial harm (policy on substantial harm to designated assets is set out in paragraphs 132 and 133 of the NPPF).

PPS5: Planning for the Historic Environment: Historic Environment Planning Practice Guide (English Heritage, March 2010)

- 13.20** This planning practice guide (Ref 13-4) was published alongside the now defunct PPS5 to provide further clarity to the shortened planning document. When the NPPF was published in 2012, this marked the

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deletion of the Planning Policy Statements themselves but also a large number of the practice guidance documents associated with them. The practice guide for PPS5 however was saved and was to be used in conjunction with the NPPF until such time as the guidance documents were updated. At present, although NPPG has been issued, the practice guide is still in use and is a material consideration in the planning process. The document, although written to be used specifically in conjunction with PPS5, contains policies still relevant to the NPPF.

- 13.21** In particular, the guidance offered when considering planning applications for development that may affect non-designated heritage assets (paragraphs 83 and 84) and designated assets (paragraphs 85 - 112) is relevant. For non-designated assets, the guide states that *"the desirability of conserving them and the contribution their setting may make to their significance is a material consideration, but individually less of a priority than for designated assets or their equivalents"* (paragraph 83).
- 13.22** For designated assets, the document states *"any harmful impact on the significance of designated assets needs to be justified on the grounds set out in HE9.2 (substantial harm or total loss) or HE9.4 (less than substantial harm)"* (paragraph 85). This is clarified in paragraphs 91 to 95 which set out parameters for establishing the definition of substantial harm. Paragraph 91 states: *"where substantial harm to, or total loss of, the asset's significance is proposed a case can be made on the grounds that it is necessary to allow a proposal that offers substantial public benefits."* This suggests that substantial harm is equated to serious harm, or total loss of significance

Regional Planning Policy and Guidance

The London Plan – Spatial Development Strategy for Greater London (2011)

- 13.23** Regional policy is defined by The London Plan (2011) (Ref 13-6) which sets out the overall strategic plan for London, comprising a fully integrated economic, environmental, transport and social framework for the development of the capital to 2031.
- 13.24** Policy 7.8 of the plan deals with heritage assets and archaeology and establishes the contribution that designated and non-designated heritage assets make to London's world class city status. The policy seeks to ensure the sensitive management and promotion of London's heritage assets through recognition of their positive role in place shaping and highlights the importance of identifying and recording London's heritage through character appraisals, conservation plans, local lists, and the GLHER.

Revised Early Minor Alterations to the London Plan (October 2013)

- 13.25** The Revised Early Minor Alterations to the London Plan (2013) (Ref 13-7) sets out minor alterations in relation to the London Plan and changes to UK legislation including the Localism Act (2011) and the National Planning Policy Framework (2012). The revisions amend and split paragraph 7.31 supporting Policy 7.8 Heritage Assets and Archaeology as follows:

'7.31 Crucial to the preservation of this character is the careful protection and adaptive re-use of heritage buildings and their settings. Heritage assets such as conservation areas make a significant contribution to local character and should be protected from inappropriate development that is not sympathetic in terms of scale, materials, details and form. Development that affects the setting of heritage assets should be of the highest quality of architecture and design, and respond positively to local context and character...'

'7.31A Substantial harm to or loss of a designated heritage asset should be exceptional, with substantial harm to or loss of those assets designated of the highest significance being wholly exceptional. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. Enabling development that would otherwise not comply with planning policies, but which would

secure the future conservation of a heritage asset should be assessed to see if the benefits of departing from those policies outweigh the disbenefits.

7.31B When considering re-use or refurbishment of heritage assets, opportunities should be explored to identify potential modifications to reduce carbon emissions and secure sustainable development. In doing this a balanced approach should be taken, weighing the extent of the mitigation of climate change involved against potential harm to the heritage asset or its setting. Where there is evidence of deliberate neglect of and or damage to a heritage asset the deteriorated state of that asset should not be taken into account when making a decision on a development proposal.'

- 13.26** The Glossary for The Revised Early Minor Alterations to the London Plan (2013) also contains definitions for 'Heritage Assets' and 'Substantial Harm'.

Draft Further Alterations to the London Plan (2014)

- 13.27** This document does not contain any alterations relevant to the assessment of cultural heritage.

Local Planning Policy and Guidance

London Borough of Barnet Core Strategy Development Plan Document (2012)

- 13.28** Core Strategy (Ref 13-9) policy CS5 'Protecting and enhancing Barnet's character to create high quality places' states "We will ensure that development in Barnet respects local context and distinctive local character creating places and buildings of high quality design". In respect of "Heritage and character" it states "We will work with partners to proactively protect and enhance Barnet's heritage including conservation areas, listed buildings, locally listed buildings, registered parks and gardens; scheduled monuments, areas of archaeological significance and London's only battlefield site. We will require proposals within or affecting the setting of heritage assets to provide a site assessment which demonstrates how the proposal will respect and enhance the asset."

London Borough of Barnet Local Plan Development Management Policies (DPD) (2012)

- 13.29** Within the Development Management Policies (Ref 13-10) DPD, policy DM06: Barnet's heritage and conservation reads:

- a) *All heritage assets will be protected in line with their significance. All development will have regard to the local historic context*
- b) *Development proposals must preserve or enhance the character and appearance of 16 Conservation Areas in Barnet*
- c) *Proposals involving or affecting Barnet's heritage assets set out in Table 7.2 should demonstrate the following:*
 - *the significance of the heritage asset*
 - *the impact of the proposal on the significance of the heritage asset*
 - *the impact of the proposal on the setting of the heritage asset*
 - *how the significance and/or setting of a heritage asset can be better revealed*
 - *the opportunities to mitigate or adapt to climate change*
 - *how the benefits outweigh any harm caused to the heritage asset.*

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- d) *There will be a presumption in favour of retaining all 1,600 Locally Listed Buildings in Barnet and any buildings which makes a positive contribution to the character or appearance of the 16 Conservation Areas.*
- e) *Archaeological remains will be protected in particular in the 19 identified Local Areas of Special Archaeological Significance and elsewhere in Barnet. Any development that may affect archaeological remains will need to demonstrate the likely impact upon the remains and the proposed mitigation to reduce that impact*

Other Relevant Policy, Standards and Guidance

English Heritage: Conservation Principles (2008)

- 13.30** This document (Ref 13-3) sets out six guiding principles governing the approach to decision making. Principles 1 and 2 relate to how the public values and participates in the historic environment. Principle 3 (Understanding the significance of places is vital) and Principle 4 (Significant places should be managed to sustain their values) are principles that relate to the development process and assessment of harm.
- 13.31** Principle 5 relates to decisions being guided by public policy and the balance to be struck between heritage significance and the impact of change on that significance. These principles are intended to be used as a tool to aid analysis rather than be taken as policy.
- 13.32** Principle 3 is inherently linked to the NPPF, articulating an approach to assessing significance of heritage assets based on their evidential, historical, aesthetic and communal values, and balancing these with the contribution made by setting and a wider cultural context. Having first understood and addressed the values that make up the significance of a place, the document sets out how then to manage impacts on significance.

English Heritage: Setting of heritage assets (2011)

- 13.33** The PPS5 Planning Practice Guide stresses the importance of identifying where changes to an asset's setting affect its significance, significance being defined as an asset's value in terms of architectural, historic, artistic or architectural interest (DCLG 2010). It is important to remember that significance can be harmed, improved or left unaffected by changes in its setting, in accordance with English Heritage guidance; thus, although the Proposed Development may be visible within the setting of an asset, it does not necessarily follow that the significance of its setting is affected.
- 13.34** Other factors such as the 'character' of the view, screening and cumulative impacts of existing structures within the view need to be taken into consideration. This separates the concept of 'setting' from that of the 'view'; perception or understanding of an asset or its context can still be appreciated despite changes within its view.
- 13.35** This is reinforced by English Heritage's setting document, The Setting of Heritage Assets (2011) (Ref 13-5). This document provides guidance on the process by which 'the implications for the significance of heritage assets of change affecting their settings can be evaluated'. It outlines the process by which impacts on setting should be identified and evaluated, having specific regard to the magnitude of change, the durability and reversibility of change and the sensitivity of the heritage asset to that change. When assessing change within the setting of a heritage asset, the document provides guidance on factors to be considered when assessing the magnitude of change.

Assessment Methodology and Effect Significance Criteria

13.36 This section of this ES chapter presents the following:

- Identification of the information sources that have been consulted throughout preparation this chapter;
- Details of the consultation undertaken with respect to Cultural Heritage;

- The methodology behind the assessment of Cultural Heritage effects, including the criteria for the determination of the importance of resource and magnitude of change from the existing or 'baseline' condition;
- An explanation as to how the identification and assessment of potential Cultural Heritage effects has been reached; and
- The significance criteria and terminology for assessment of the residual effects to Cultural Heritage.

13.37 The following sources of information that define the Proposed Development have been reviewed and form the basis of the assessment of likely significant effects on Cultural Heritage:

- Outline Parameter Plans; and
- Detailed Plans and Elevations.

Assessment Methodology

Methodology for Determining Baseline Conditions and Sensitive Receptors

13.38 Information in respect of designated heritage assets has been obtained principally by reference to the National Heritage List maintained by English Heritage. This information has been supplemented by reference and collation of data held by the Greater London Historic Environment Record (GLHER) which also provides information in respect of non-designated assets. The LBB list of locally listed buildings has also been consulted. The historical overview of settlement history within the study area and map regression has been informed by a review and examination of available documentary and historic map sources held by the Barnet Local Studies Centre, Hendon.

13.39 Detailed site visits and visual appraisal of heritage assets within the study area were undertaken so as to:

- Identify, in addition to the standing buildings, any other heritage assets that may remain within the Site;
- Identify current site conditions to assist in an analysis of the setting of assets both within the Site and within the study area; and
- To record current land use, ground conditions and any constraints or factors to take into account.

13.40 The data sets gathered through both site visit and desk-based review have been collated and the results viewed in ArcView GIS and plotted on Ordnance Survey base mapping.

13.41 An historic map regression exercise was undertaken to assess the historic development of the Site and its surrounds both to provide a context for known assets and to identify the potential for other assets to be present.

13.42 An assessment of the setting of assets and contribution to significance arising from their setting was determined with reference to English Heritage guidance on setting (2012). Statements in relation to the heritage significance of assets are made with reference to English Heritage guidance principally 'Conservation Principles' (2008).

Methodology for Determining Demolition and Construction Effects

13.43 The methodology used for determining demolition and construction effects is the same as that set out below for operational effects.

Methodology for Determining Operational Effects

13.44 Assessment of effects is undertaken in two stages. The magnitude of impact arising as a result of the Proposed Development is first assessed without reference to the value of the feature. The findings of this assessment are then cross-referenced with the value rating of the feature to establish the significance of effect that is likely to result from the Proposed Development. This is calculated by the use of a matrix (Table

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13-3) that balances the importance of a feature against the magnitude of impact. The residual effects are calculated in this way, taking into account any mitigation measures proposed.

- 13.45** The value of a structure, area, site or landscape reflects its significance as a historic asset and, therefore, its sensitivity to change. The criteria for which are set out in Table 13-1. The purpose of the evaluation is to allow an objective assessment of the significance of an effect on that heritage asset in accordance with Table 13-3.
- 13.46** English Heritage has outlined a number of values which contribute to an asset's value, including evidential, historical, aesthetic and communal value. Non-designated assets may exhibit equivalent values to those which have been granted statutory protection and have been assessed accordingly. The NPPF also provides a series of values, which broadly correspond to those set out by English Heritage, namely archaeological, architectural, artistic or historic.
- 13.47** Setting is a material consideration in planning and guidance relating to archaeological remains, historic buildings and designed landscapes and should be assessed as part of the EIA process.
- 13.48** The magnitude of impacts on built heritage assets has been judged in accordance with the factors described in Table 13-2. Impacts of the Proposed Development upon cultural heritage assets can be positive or negative; direct or indirect; long term or temporary and/or cumulative. They may arise from the construction and/or the operation of the works. Positive impacts may arise from the cessation of erosion, intrusion or damage that would continue if the Proposed Development were not built. Negative impacts can arise from new effects, or an increase in the rate of existing deterioration over what would otherwise be the case.
- 13.49** Cumulative impacts can arise from the multiple effects of the same scheme on a single asset, different multiple effects of the scheme and other sources on the same asset, or incremental effects arising from a number of small actions over time. These are discussed in **Chapter 18: Effect Interactions and Cumulative Effects**.

Significance Criteria

- 13.50** The sensitivity (significance) of a heritage asset is derived from its heritage interest which may be archaeological, architectural, artistic or historic (NPPF Annex 2, Glossary). The sensitivity of an asset is defined by the sum of its heritage values. English Heritage identifies these as being evidential, historical, aesthetic and communal (Conservation Principles, English Heritage 2008, 27-32). The setting of an asset can also contribute to its significance.
- 13.51** Taking these criteria into account, each identified heritage asset can be assigned a level of sensitivity (heritage significance) in accordance with a three-point scale as set in Table 13-1.

Table 13-1 - Criteria for Determining the Sensitivity (Heritage Significance) of Heritage Assets

SENSITIVITY (HERITAGE SIGNIFICANCE)	CRITERIA
High	Assets of inscribed international importance, such as World Heritage Sites, Grade I and II* listed buildings, Grade I and II* Registered Historic Parks and Gardens, Registered Battlefields, Scheduled Monuments, Non-designated archaeological assets of schedulable quality and importance.
Medium	Grade II listed buildings, Grade II listed Registered Historic Parks and Gardens, Conservation Areas, Locally listed buildings included on an approved local list Non-designated heritage assets of a regional resource value as identified through consultation.
Low	Non-designated heritage assets of a local resource value as identified through consultation, Non-designated heritage assets whose heritage values are compromised by poor preservation or damaged so that too little remains to justify inclusion into a higher grade

- 13.52** Having identified the sensitivity of the heritage asset, the next stage in the assessment is to identify the level and degree of impact to an asset arising from the Proposed Development. Impacts may arise during construction or operation and can be temporary or permanent. Impacts can occur to the physical fabric of the asset or affect its setting.
- 13.53** The level and degree of impact (impact rating) is assigned with reference to a four-point scale as set out in Table 13-2.

Table 13-2 Criteria for Determining the Level and Degree of Impact (Impact Rating) on Heritage Assets

IMPACT RATING	DESCRIPTION OF IMPACT
Major	Change such that the significance of the asset is totally altered or destroyed. Comprehensive change to setting affecting significance, resulting in a serious loss in our ability to understand and appreciate the resource and its historical context and setting.
Moderate	Change such that the significance of the asset is affected. Noticeably different change to setting affecting significance, resulting in erosion in our ability to understand and appreciate the resource and its historical context and setting.
Minor	Change such that the significance of the asset is slightly affected. Slight change to setting affecting significance resulting in a change in our ability to understand and appreciate the resource and its historical context and setting.
Negligible	Changes to the asset that hardly affect sensitivity. Minimal change to the setting of an asset that have little effect on sensitivity resulting in no real change in our ability to understand and appreciate the resource and its historical context and setting.

- 13.54** In respect to cultural heritage, an assessment of the level and degree of impact is made in consideration of any scheme design mitigation (embedded mitigation) or additional mitigation proposed during design development, for example landscaping, which themselves can be a source of impact.
- 13.55** An assessment of the level of significant residual effects, having taken into consideration mitigation, is determined by cross-referencing between the sensitivity of the asset (Table 13-1) and the impact rating (Table 13-2). The resultant level of effect of the scheme on each heritage asset (Table 13-3) can be neutral, adverse or beneficial.

Table 13-3 Criteria for Determining the Level of Significance of Effect

SENSITIVITY (HERITAGE SIGNIFICANCE)	IMPACT RATING			
	Major	Moderate	Minor	Negligible
High	Major	Moderate	Moderate	Minor
Medium	Moderate	Moderate	Minor	Negligible
Low	Moderate	Minor	Negligible	Negligible

- 13.56** Potential effects that are determined as being moderate to major are classed as 'significant' effects. Where an effect has been anticipated to be of negligible to minor, these are classed as 'insignificant' effects.

Consultation

- 13.57** A request for consultation with the Conservation Officer or representative at LBB was sent on 21st May 2014; however no response had been received at the time of writing.
- 13.58** URS issued an EIA Scoping Report to LBB on 24th March 2014 detailing the history of the Site, the Proposed Development and the scope and proposed content of the ES including the Cultural Heritage ES Chapter. With respect to Heritage, LBB commented that the methodology for assessing heritage assets was considered acceptable.

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13.59 English Heritage were also consulted through the Scoping Application and commented that, due to lack of archaeological potential, buried heritage (archaeology) need not be considered further and has therefore been scoped out of this assessment.

Limitations and Assumptions

13.60 As information on local heritage assets has not been provided by LBB, this has not been able to be considered further. Published LBB information on local heritage assets has however been reviewed and is discussed where relevant in the Baseline Conditions section.

Baseline Conditions

Overview

13.61 An historical background and a full inventory detailing the built heritage baseline can be found within the Cultural Heritage Baseline (*ES Volume III: Appendix I*). This discusses all the designated and undesignated heritage assets within the 250m study area, as well as any additional assets identified beyond this distance with the potential for setting impacts from the Proposed Development.

13.62 All relevant assets have been assessed to identify their significance in accordance with NPPF. This includes a consideration of their physical fabric and their setting to establish their sensitivity to change. The ES only considers those structures identified as having the potential to experience an impact as a result of the Proposed Development.

Heritage Assets to be Considered

13.63 The baseline assessment did not identify any non-designated heritage assets on the Site or surrounds requiring assessment in this chapter. Additionally, the baseline assessment did not identify any designated heritage assets requiring assessment within the Site.

13.64 Listed Building Consent (LBB ref H/01613/13) has already been given for the removal of the statue of Sir Robert Peel and the Police box in Cottenham Drive from the Site and relocation to the training facilities being retained along Aerodrome Road by the Metropolitan Police. As such these assets have not been considered further.

13.65 Two Conservation Areas (CA) beyond the 250 metre study area have however been identified as experiencing a possible indirect setting impact and are therefore discussed below (see Table 13-4 and Figure 13-1).

13.66 Buck Lane CA is located in the London Borough of Brent approximately 1km south-west from the Site boundary. The area is characterised by mixed interwar suburban housing with a diverse range of house types, including some thatched arts and crafts houses.

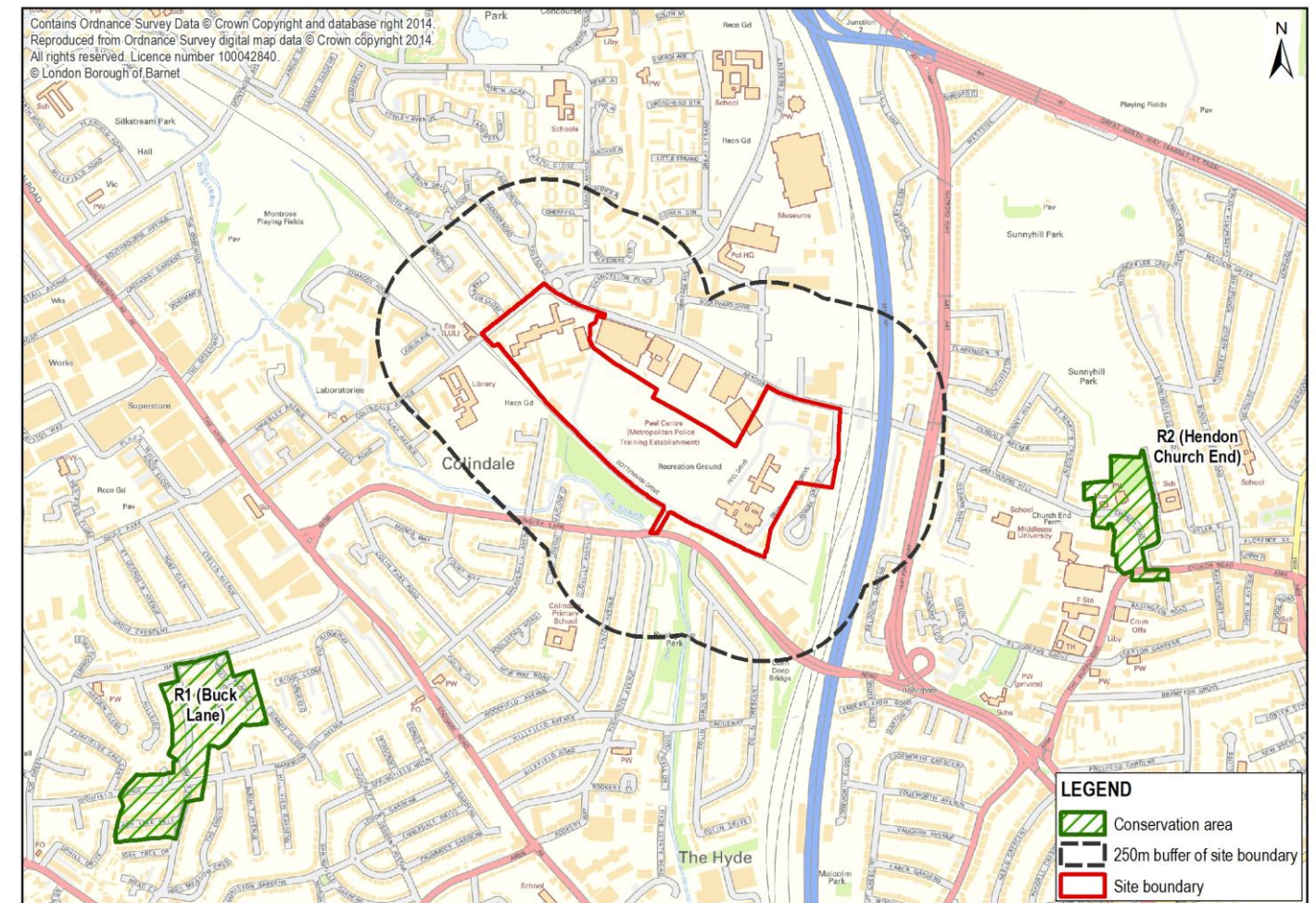
13.67 Hendon Church End CA is located approximately 700m to the east of the Site boundary. It is made up of mostly residential properties, along with two pubs, a day centre and St Mary's church. The key characteristics of the CA are the close association of historic buildings on the curving Church End and the views that they form within the CA. In the character assessment this is identified as giving a rural village centre atmosphere to the area. There are listed buildings in the CA but none of them has direct views of the Site and as such these are not referenced further.

13.68 The remaining assets within the study area defined above have been discounted as they are screened from the Proposed Development by other buildings, as described in the Cultural Heritage Baseline and will not experience any setting impact from the Proposed Development.

Table 13-4 Identified Designated Built Heritage Assets

Receptor No	Description	Designation	Assessed sensitivity
R1	Buck Lane, London Borough of Brent	Conservation Area,	Medium
R2	Hendon Church End, London Borough of Barnet	Conservation Area	Medium

Figure 13-1 Location of Heritage Assets



Assessment of Effects and Significance

Effects during Demolition and Construction

13.69 No heritage assets are subject to a direct impact during the demolition or construction phases. The two CA's within 1km of the Site would be subject to indirect setting impacts only. Views from both CAs towards the Proposed Development would be partial, distant views of that do not affect key views and do not include the Site at ground level. The only likely impact on the settings arising from demolition and construction is the presence of demolition and construction plant, which will be temporary. The impact from demolition and construction is therefore assessed as negligible and temporary, the effect is assessed as **Negligible**. All likely effects are assessed as being insignificant.

Effects Once the Proposed Development is Completed and Occupied

13.70 The Proposed Development will cause changes to the existing urban setting by the introduction of more extensive development using buildings generally from 3 to 10 storeys and feature taller buildings of 14 to 21 storeys, however the existing development also includes three taller buildings (of up to 22 storeys) so there is currently a significant amount of urban development within the existing townscape and in views to the Site.

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Buck Lane Conservation Area (R1)

- 13.71** Most of the CA is unaffected by views of the Proposed Development, with the exception of views from Hay Lane. The houses on Hay Lane in the CA are set back from the road with large front gardens with numerous mature trees. The view to the Proposed Development is framed to the left by the houses on the north side of Hay Lane and to the right by tree planting on the south side of Hay Lane. A prominent existing four storey modern brick office building at the junction of Hay Lane and Edgware Road occupies the foreground of the view to the Proposed Development. Beyond that building there are elements of the present Peel Centre, notably the Sir John Stevens Building and parts of the Beaufort Park development visible.
- 13.72** The view to the Proposed Development is partially obscured by tree cover provided by planting along Hay Lane (Figure 13-2). The principal characteristic of the CA is the quality and great variety of designs of 20th century suburban housing with extensive use of detailing and embellishments inspired by medieval castles and Tudor architecture. The views out from the CA are not a key part of its significance.
- 13.73** The view east along Hay Lane is one of the lowest quality views from the CA primarily because of the commercial building noted above. The other views are dominated by suburban housing and tree planting.
- 13.74** Although the volume and height of buildings in the view will increase over the existing situation, this is not a significant change from the existing character and scale of the townscape within the view. As the change also applies to a limited and peripheral element of the CA, it is assessed that the Proposed Development will cause negligible impact to the heritage value of the significance or setting of the CA.
- 13.75** The effect is permanent during the existence of the development and is indirect. Using the matrix at Table 13-3 the effect is classified as **negligible** and is therefore not classified as a significant effect. Hendon-Church End Conservation Area (R1)

Figure 13-2 Buck Lane Conservation Area- view to the north along Hay Lane towards the Site



- 13.76** The CA Character Appraisal for Hendon Church End describes a number of important views and vistas. The view west down Greyhound Hill is towards the Site; however the Site at present is entirely screened by the trees along Greyhound Hill.
- 13.77** From the gardens of the Church Farm House Museum there are glimpsed views of the existing tall buildings within the Site. The top eight storeys of the present 22 storey building and the top four storeys of the 15 storey buildings are visible. It is therefore likely that any new buildings of ten storeys or less will not be

visible. In the eastern end of the Proposed Development the only buildings planned to exceed 10 storeys are an 18 storey building in Block V and a 14 storey building in Block U, and it is likely that these would be the only elements of the Proposed Development that will be visible from within the CA. Any views of the 21 storey building in Block B are likely to be blocked by tree screening, as would the 14 storey element in Block C. Views of this building are also likely to be obscured by the existing Beaufort Park development. These new taller buildings will be located a significant distance (c.1.5km) from the CA.

- 13.78** For the reasons above, the likely impact of the Proposed Development to the heritage value of the significance or setting of the CA is judged as negligible as it will not be materially different from the existing situation. The effect is permanent during the operation of the Proposed Development and is indirect. Using the matrix at Table 13-3 the effect is classified as **negligible** and is therefore not classified as a significant effect.

Figure 13-3 Hendon- Church End Conservation Area - View from the gardens of Church Farm House Museum towards the Site



Additional Mitigation

Additional Mitigation during Demolition and Construction

- 13.79** No mitigation is required during demolition and construction.

Additional Mitigation Once the Proposed Development is Completed and Occupied

- 13.80** No mitigation is required when the Proposed Development is completed and occupied.

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Residual Effects and Conclusions

Overall Hybrid Planning Application Residual Effects Summary and Conclusions

Table 13-4 Summary of Residual Effects

Description of Effect	Residual Effect Significance	Nature of Effect	Geographic Scale
Demolition and Construction			
Indirect impacts setting of heritage assets	Negligible	Temporary (Short-Term)	Local
Completed and Occupied Development			
Indirect impacts - setting of Buck Lane Conservation Area	Negligible	Permanent	Local
Indirect impacts - setting of Hendon Church End Conservation Area	Negligible	Permanent	Local

13.81 It is concluded that there will be no significant residual effects and that no specific mitigation is required.

References

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- Ref. 13-8 Institute for Archaeologists. 2012. Code of Conduct
- Ref. 13-9 London Borough of Barnet (2012) Core Strategy Development Plan Document
- Ref. 13-10 London Borough of Barnet (2012) Local Plan Development Management Policies
- Ref. 13-11 Planning (Listed Buildings and Conservation Areas) Act 1990
- Ref. 13-12 The Town and County Planning (Environmental Impact Assessment) Regulations 2011