

PROPOSED HOTEL, BARNET MARKET SITE, CHIPPING CLOSE EN5 4LP

Planning application 18/2591/FUL – Barnet Society comments 27 May 2018

The Barnet Society supports the proposed Premier Inn, but only on these conditions:

1. The application (18/2483/FUL) to relocate the market to The Spires bandstand site must be approved.
2. The Inn's impact on traffic and on-street parking must be reviewed and acceptable solutions agreed. We are especially concerned that:
 - a. Even with bespoke signage, some arriving cars/cabs will confuse the three hotel entrances.
 - b. Turning within Bruce Road & Chipping Close will be awkward at peak times.
 - c. Right turns into St Albans Road will be difficult and sometimes dangerous.
 - d. Drop-off/pick-up in Stapylton Road will obstruct existing buses and deliveries.
 - e. Premier Inns' policy of discouraging coach parties may change.
 - f. While we welcome use of The Spires car park for hotel customers, incentives – e.g. a subsidy from Premier Inns – are essential to guarantee 24-hour opening and deter parking in the High Street or residential roads. The time restriction in this part of the CPZ may need to be extended to 8:00pm.
3. Premier Inn signage and branding must follow Conservation Area guidelines.
4. More planting such as window boxes is needed, to extend the greening of the town centre currently being promoted by the Council and Chipping Barnet Town Team.
5. Premier Inns should be required to contribute to visitor information about the history of Chipping Barnet. This should comprise public information boards (freestanding or wall-mounted) and signposts outside the hotel, in the style of other street furniture currently planned for the High Street, in agreed locations. Their locations and information they convey must be agreed with the CBTT and Council. Pictorial and written material inside the hotel would also be welcome.
6. The empty triangle between hotel and Dory's café must be neatly secured.
7. On elevations: the St Albans Road 1st floor window spacing is uncomfortable; the 'shopfronts' terminate non-traditionally; and the Bruce Road red brick is unnecessary. Brick samples must be approved.

Planning application 18/5395/FUL – Barnet Society comments 1 October 2018

The Barnet Society supports this application in principle, but only subject to the following conditions being imposed as part of its approval. Premier Inns must be required to:

1. Provide guest access between The Spires car park and the hotel via a safe pedestrian route to the south-east (Spires yard) side of the building.
2. Provide a financial contribution towards the relocation of Barnet Market to The Spires bandstand site.
3. Provide a financial contribution towards upgrading the Stapylton Road park (the 'grassy knoll' site adjoining the bandstand site) including better facilities there for bus travellers, bus drivers and shopper set-down and pick-up, and other landscape improvements with a view to possible future expansion of the market and discouraging anti-social behaviour.
4. Offer training and/or apprenticeships, with (other things being equal) priority given to local people.