

Planning & Environment Report

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The most controversial case this summer has been the Premier Inn, which we have covered in detail on Page 1 and 2

Other major developments to watch

In June the Whalebones estate design team publicly presented their first ideas (See plan below)

- replacement accommodation for the artists and bee-keepers;
- publicly-accessible woodland along Wood Street; and
- 100-180 new homes on the field adjoining the Elmbank development.

It wasn't much to show for 18 months' work, and we're concerned that, with a planning application possible before the end of the year, the design option illustrated will de facto become the only option. We don't believe that's the way to win wide support for the project, and have written to the Trustees to say so. We've also suggested that they share their environmental surveys with the public; investigate land-based educational, training and/or therapeutic activities to replace the present farm; and clarify the financial and operational basis of the project.

Signature Senior Lifestyle have consulted us about their proposed new 100-bed care home on the long-neglected Marie Foster Home site. (See Page 8) The sketch designs appear to fit sensitively into Wood Street & Cattley Close. A planning application is expected soon.

Three year ago we supported a plan for housing and affordable workspace on the Brake Shear House site. The property was sold on to Shanly Homes, who've now submitted a new application. More units are proposed – 68 flats: 40% affordable, and a few with gardens – plus affordable workspace. The design lacks the individuality of the previous scheme and would rise to five stories, but is sensible and almost invisible from the High Street. We're minded to support it. We need more homes, and would prefer them here rather than, say, at Whalebones.



Design for the Whalebones Estate

Other casework highlights:

APPROVED

5 Fitzjohn Avenue (formerly Barnet College's Graseby House) – We welcome this conversion into housing for nurses and a counselling/therapy centre.



The Physic Well – We're delighted that the Council is now restoring this historic landmark.



The Council has pledged to restore the Physic Well

REFUSED

70 High Street (fka After Office Hours) – An extra floor on top of the previously-approved redevelopment.

Fern Room site, Salisbury Road – The boxy design didn't relate well to the Victorian houses.

WITHDRAWN

141-143 High Street – We objected to four stories of offices and flats behind these shops.

Avalon, Rowley Lane – A gross parody of a Classical palazzo that might suit the Mediterranean but not semi-rural Arkley. We said so, and the developer has taken the hint.

APPEAL DISMISSED

Moxon & Tapster Street (former Royal British Legion) – Having scored just one success out of four applications, the developer hoped in vain to add a third floor.

33 Lyonsdown Road – The appeal to replace this attractive Victorian villa with 22 flats was dismissed by the Inspector. Unfortunately that doesn't guarantee its preservation.

AWAITING A DECISION

1 Sunset View – We've nominated this fine Arts & Crafts house in the Monken Hadley Conservation Area for the Local List. A large extension was thrown out in June, thanks partly to our presentation to the planning committee. A smaller one has now been submitted, to which we've also objected.

110 Meadway (Pavilion Study Centre) – We objected to the addition of a utilitarian prefab on this Green Belt site. We sympathise with the school's need to expand, but not like this.

Meadow Works, Prickler's Hill – An application to sweep away these small businesses in favour of 57 flats in 3 & 4-storey rectangular blocks. Smaller than the previous proposal, but still quite alien to the 2-storey houses around it. We've objected again.

85 High Street (fka Lloyds Bank) – We object to the proposed glass door and signage out of keeping with this dignified Neo-Georgian building.