

Planning & environment – Robin’s update for Committee, 8 July 2021

PLANNING ISSUES

Government

1. **Planning reforms** – The Chesham & Amersham by-election result may further delay the government’s proposed parliamentary bill. Theresa Villiers MP has been vocal in her opposition both to high density housing schemes and developments in the Green Belt.

Metropolitan Green Belt

2. **London Green Belt Council** – LGBC is increasing its campaigning on the back of the C&A result. A photographer, Mark Griffiths, is meeting some of us on the top of Whittings Hill at 10:00am on Sunday 11th to view our Green Belt and highlight the threats to it.

Views from Whittings Hill



Look S-E:
Only a few roofs and tall buildings break up the greenery



Look S-W:
Enjoy miles of uninterrupted trees and meadows

Council

3. **Barnet Local Plan** – We responded in detail on the draft Plan in March 2020 with 33 comments. The Council agreed with 14 (42%) of them – not a bad result. Its revised draft has been adopted and is being ‘examined in public’ before being finalised. I’m working with Gordon Massey (BRA) & FORAB to try and secure more improvements.
4. **Chipping Barnet Community Plan** – The Council adopted the *Plan* last month. Since then...silence. Judith Clouston, Gail, Simon W, Susan & I had offered to represent BSoc on the five selected project working parties, but the workshops promised for June have not yet materialised. Sadly, Judith has left (or will soon leave) Barnet.
5. **High Streets for All Challenge** – At extremely short notice, Gail, Bob Burstow of the Town Team and Save the High Street put in a bid to the Mayor of London for innovative employment incubator spaces (including co-working) in vacant units. They have been allocated £20k, subject to certain conditions and further work.

Conservation Areas & Listed Buildings

6. **70 High Street** – Planning Inspectorate decision awaited.
7. **1 Sunset View (LL)** – Planning Inspectorate decision awaited.
8. **Whalebones Estate** – We submitted a strong representation to the Planning Inspectorate. My thanks to Guy Braithwaite, Bill Foster & Nick Saul for their help. We will attend the public inquiry at the end of August.

9. **Land to rear of 14 Hadley Highstone (GB)** – In 2019 we objected to a new house on Green Belt land, and permission was refused. The owner appealed, but the appeal was dismissed. The Council then served an Enforcement Notice requiring removal of various structures littering the site, and the owner has appealed against it.



Casework

LONDON

**33 Lyonsdown Road, Barnet
1866-67, alterations 1912**
Earlier this year, we were alerted to an application to demolish the locally listed 33 Lyonsdown Road in Barnet. Built in 1866-67 it was advertised in 1868 as a 'superior freehold family residence ... six minutes' walk from the station' and commanding delightful views. The house went through a number of alterations, including the attractive yet curious 1912 conservatory extension linking it to the road. Minor changes also



Left – Hadley Highstone site in Green Belt; Right – 33 Lyonsdown Road | *The Victorian*

10. **33 Lyonsdown Road (LL)** – The owners may appeal against refusal of their proposal to demolish the building, and meanwhile are letting it rot. Local residents have written to the owners asking them to consider a combination of conversion and addition. The case has featured in the Victorian Society's magazine *The Victorian*.

Threats

11. **Victoria Quarter** – The developer has carried out another public consultation. The number of residential units has been reduced to 554 – curiously, exactly the figure we had said would be acceptable! – and the tower heights have been reduced to those in the scheme approved in 2017. Otherwise, little has been done to address the criticisms we made in April, and I've written telling them so.
12. **The Spires sale** – No further news.
13. **High Barnet & Cockfosters Station housing developments** – Applications awaited.
14. **Barnet House, Whetstone** – Application awaited.

Opportunities

15. **Tudor Park cricket pavilion (LL)** – Following Simon Cohen's survey of residents and Simon Kaufman's survey of the building, Cllr David Longstaff successfully bid to the Council for £200k of CIL funding to restore it. Simon C is setting up a Friends of Tudor Park group to try to ensure local input into the brief and raise further funds if necessary. *The open meeting on 13 July would be a good opportunity to rally local support.*

RECENT CASEWORK (SELECTION)

Planning application approved

16. **13 Sunset View (CA)** – The owner took our advice on the design of a replacement porch, but we were less happy with some of his other changes. We were neutral.
17. **Hyde Institute, Church Passage (CA; LL)** – We supported the proposed nursery.

Planning application refused

18. **52-54 High Street** (CA; GII) – We objected to the grafting of a branded shopfront onto this Grade II Listed building.
19. **202 High Street (former car showroom)** (CA; 4 shops & 6 homes) – We objected.
20. **204 High Street (former Statons)** (CA; 6 flats) – We objected on similar grounds to No.202. Both would have dramatically upped building height in the CA to 3 storeys.
21. **33 Park Road** (PD) – Two applications for extra storeys on this block of flats. Although in theory Permitted Development, we objected anyway and the Council has refused it.
22. **46 Prospect Road** – We objected to this 3-storey front, side and back extension.
23. **29 advertising banners on lamp-posts, E Barnet Road & Cat Hill** – No comment.
24. **Land adjacent to Chesterfield Farm, Mays Lane** (GB) – We were neutral about this proposal for stables on this Green Belt site (see below), but demanded strict conditions.



Planning decisions awaited

25. **17 Park Road** (PD; 10th, 11th, 12th & 13th applications for bedsits) – We objected to all.
26. **81 advertising banners on lamp-posts, High Street/Barnet Hill** (CA) – We objected..
27. **54A High Street** (LII; CA) – A modified scheme has been submitted for this medieval building. The planners are being very slow to process it.
28. **83 High Street (former Victoria Bakery) & 8 Union Street** – No comment.
29. **2 Clyde Villas, Hadley Green Road** (CA; LL) – This proposal for 16 flats for people with special needs would cram too many into the building and garden. We objected.

30. **39 Wood Street (CA)** – We objected to this proposed garden studio.
31. **1-9 Richard Court, Alston Road (PD)** – Applications for an extra storey on two blocks of flats. Although in theory Permitted Development, we objected anyway.
32. **54A Bulwer Road** – We objected to a proposed nursery in this former shop on the grounds of insufficient and unsuitable indoor and outdoor facilities and safety.
33. **Western half of Meadow Works site, Pricklers Hill (8 3-storey houses)** – We supported these new family homes & gardens.
34. **The Totteridge Academy city farm (GB)** – We supported a classroom and WCs on this former meadow because they would assist revival of agricultural use.
35. **Electricity battery, Partingdale Lane (GB)** – We objected to this abuse of Green Belt.

Planning appeal decision awaited

36. **28 Prospect Road** – A year ago we objected to replacement of this good Arts & Crafts house by a block of six flats, and permission was refused. The owner appealed, and we have submitted a representation to the Planning Inspectorate.

Further afield

37. **Hendon Hub (CA)** – Susan & I submitted a detailed critique of the proposed expansion of Middlesex University and relocation of the Central Library on The Burroughs.
38. **Douglas Bader Estate, Colindale** – The Council has refused permission for 753 new homes in towers up to nine storeys high.
39. **North London Business Park, Brunswick Park** – Comer Homes propose to increase the number by 1,150 in blocks of up to 13 storeys.
40. **Enfield Local Plan (GB)** – The draft Plan includes development of Green Belt sites at Hadley Wood (160 homes), Vicarage Farm (3,000 homes), Crews Hill (3,000 homes) and Holly Hill Farm (industrial/storage/distribution use).

We must submit our objections by 13 September.



LB of Enfield draft Local Plan – proposed developments in the Green Belt