

Planning & Environment – Robin’s update for Committee, 16 March 2023

P&E Committee

Following Dave McCormick’s persuasive presentation at BSoc’s *Better Housing for Barnet* public meeting, I asked him to join our P&E Committee and am pleased that he’s accepted.

PLANNING ISSUES

Government

Guy Braithwaite and I found time to respond to 28 of the 58 questions posed in the public consultation on updating the **National Planning Policy Framework** and new **National Development Management Policies**.

Our concern about the demolition threat to 33 Lyonsdown Road has been noticed outside Barnet. Following a campaign by the Victorian Society, an amendment has been proposed in the House of Lords to the Levelling-Up & Regeneration Bill requiring **planning permission for demolition of Locally-Listed buildings**. It may not succeed this time, but is an encouraging recognition of the problem.

Mayor of London

Signing and CCTV infrastructure is being installed around Chipping Barnet for the Ultra-Low Emission Zone (**ULEZ**). Although it seems certain to be implemented, occasional concerns reach us.

- *Nick Saul of BSoc’s P&E Committee is willing to act as our go-to expert. Does anyone else want the job?*

London Festival of Architecture

Our application to lead **LFA walks around common spaces** in June has been accepted. It was supported by a grant of £481 from Barnet Council (about half of which will go on LFA’s submission fee). I’ve been offered support by Jenny Remfry in refining the routes and writing walk notes, and by Alice & Michael Kentish for ticketing via their Hopscotch website.

Barnet

Congratulations to Susan Skedd on her appointment to the task group developing a **Culture Strategy** ‘that puts Barnet on the map and celebrates its creativity, heritage and community’.

Council planners will meet the Inspectors examining its **draft Local Plan** this month. There will probably be another consultation on the final version, which may be adopted by the end of the year.

The Built Environment Communication Group (BECG) has analysed planning decisions by London Councils on new housing from 2019 to 2022. **Last year Barnet refused the second highest percentage of applications** – 74% (3023 homes). Over the last four years, Barnet was 5th highest – 28.3% refused (4442 homes). BECG comments

Barnet is likely to continue to be a difficult place to deliver housing due to the dual impact of an anti-development MP in Theresa Villiers and a new Labour administration lacking the self-confidence to withstand pressure from interest groups.

Let’s take that as a compliment!

The Councillors has approved a Tree Planting Policy, which includes a commitment to plant 5,000 trees by 2028.

Dave McCormick recommends that BSoc joins Barnet Environmental Network. This seems a natural fit with our mission.

- *Do you agree to BSoc joining BEN?*
- *Would you like to act as our contact with it?*



Barnet Friends of the Earth are taking part in Friends of the Earth's 'United for **Warm Homes**' campaign and have asked us to be one of their campaign partners. They are seeking additional financial support to keep people warm, a nationwide insulation programme and permanent fixes to our failed energy system (using green energy). I'm sure we're sympathetic, but suspect we'd have difficulty finding time or energy for anything outside our core work.

- *Do you agree that BSoc should endorse the Warm Homes Campaign?*

RECENT CASEWORK (SELECTION)

Consultations

We're still waiting to see how **The Spires**' developers have responded to our comments.

There will be a public exhibition of revised proposals for **Whalebones** on 22 March. The P&E Committee will study it closely and draft a response.

- *Do you agree that we should consult our members as soon as the planning application is submitted?*



Whalebones: previous (refused) scheme for 152 homes

Green Belt cases

Intec House, 49 Moxon Street – Approved. We had objected strongly, but the Planning Committee went with their officers' advice. Neighbours are asking for the Council to review its decision, and if not, may seek a judicial review of the Council's decision.

Electricity battery, Partingdale Lane – Appeal allowed for this array in the Green Belt.

Gaelic football pavilion, King George's playing field – Decision still awaited on this replacement for a previous pavilion. We were neutral.

Sky Studios North, Rowley Lane – Decision awaited on 10 more sound stages on the Green Belt.

Horses Field, Borehamwood – This site along Barnet Lane was designated for housing in Hertsmere's draft Local Plan. Developers are using that to justify consulting on 220 new homes – despite the draft LP having been resoundingly rejected by the public and withdrawn by Hertsmere! We objected.

Conservation Areas & Listed Buildings

52-54 High Street (Mooboo) – We objected to the shopfront and inadequate heritage statement. The applicant seemed unaware that the building may share probably London's oldest timber frame with No.54A, but that hasn't stopped the planners giving it listed building consent. Another application is in for the shop sign. Details are so scant that it's impossible to assess it.

70 High Street – Yet another application has just been submitted in the owner's attempt to avoid having to demolish his new building. We objected.

98-100 High Street (fka Foxtons) – We were neutral. Decision still awaited.

202 High Street (fka Bentleys) – Back again with fewer units but the same roofline. We objected again.

2 Clyde Villas, Hadley Green Road – This application for adults recovering from mental illness involves less damage to the Locally-Listed house and garden than the previous scheme. We're neutral but submitted some comments.

63A Union Street – Another application for this site by Coe's Alley. We were neutral again.

81 advertising banners on lamp-posts, High Street/Barnet Hill – Still no decision.

1 & 7 Raydean Road – We had no objections to extensions and minor alterations to these Locally Listed interwar houses. Amendments have since been proposed to the recently approved plans for No.1 & 1A. Again, we had no objection.

33 Lyonsdown Road – Martyn Gerrard have rejected our offer to discuss Simon Kaufman's alternative scheme converting and extending this Locally-Listed Victorian villa. Still standing.

Tudor Park pavilion

- *Simon Kaufman/John Hay to report*

Planning applications approved

150 High Street (Gaziantep Pastanesi) – A more restrained design than the one to which we had objected.

Former public WCs, Great North & Station Roads – We were neutral about this. We don't object to a café, but are glad that the Planning Committee has imposed a condition tightly restricting its use for advertising.

1 Albert Road, New Barnet – We objected to the overdevelopment and poor environment of this 5-storey block.

Planning decisions awaited

130-132 High Street – No comments.

152 High Street – Extension up to the roofline of neighbouring buildings. We objected.

Western half of Meadow Works site, Pricklers Hill (8 x 3-storey houses) – We supported these new family homes and gardens.

High Court appeal

Victoria Quarter – A judicial ruling has confirmed dismissal of Fairview's appeal to build 554 flats. Fairview have applied for consent to some minor amendments to the plans for 371 homes approved in 2017.

Planning appeals dismissed

159 High Street – We objected to a flat in the roofspace, which would alter its roof.

1-9 & 10-15 Richard Court, Alston Road – We objected to extra storeys on both these blocks of flats.

Planning appeal happy ending?

1 Sunset View – Nearly a year after a Planning Inspector upheld the Council's enforcement proceedings, remedial work seems to have started.

One to watch

108-112 High Street (Village Food) – Merkur Slots have applied for a Gambling Bingo Licence. The grocers have closed off a third of their shop, presumably in preparation...

Further afield

Hendon Hub – Following rejection of demolition of the Central Library and of other aspects of the previous Council plans for the area around The Burroughs, a new Hendon Partnership Board has been set up to oversee developments.

Edgware town centre – A masterplan is out for public consultation.