

**AGENDA ITEM: 6**      Pages 4 – 47

Meeting	Finchley and Golders Green Area Environment Sub-Committee
Date	14 October 2010
<b>Subject</b>	<b>Hampstead Garden Suburb Conservation Area: Proposed boundary changes and Article 4 Direction</b>
Report of	Cabinet Member for Housing, Planning and Regeneration
Summary	Following an extensive public consultation exercise in Hampstead Garden Suburb, a Character Appraisal, Management Proposals and Design Guidance have been prepared jointly by the Council and Hampstead Garden Suburb Trust. This will provide the basis for future planning decisions and the groundwork for policies and projects that seek to preserve and enhance the character and appearance of this historic area, in line with the Three Strands Approach, UDP and emerging Local Development Framework. There are proposed changes to the conservation area boundary affecting Spaniards End and a new Article 4 Direction.

Officer Contributors	Jonathan Hardy, Team Leader - Urban Design & Heritage Team
Status (public or exempt)	Public
Wards affected	Garden Suburb
Enclosures	Appendix 1 - Map showing Spaniards End Appendix 2 – Proposed Article 4 Direction Appendix 3 – Summary of Responses to consultation
For decision by	Finchley and Golders Green Area Environment Sub-Committee
Function of	Executive
Reason for urgency / exemption from call-in (if appropriate)	Not Applicable

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## **1. RECOMMENDATIONS**

- 1.1 The Sub-Committee recommends Cabinet to approve the proposed boundary changes which will amalgamate Spaniards End Conservation Area within the Hampstead Garden Suburb Conservation Area.**
- 1.2 That the Sub-Committee approves the Article 4 Direction for Hampstead Garden Suburb Conservation Area, as set out in paragraphs 9.14 and 9.16 of the report and Appendix 2.**
- 1.3 That the Sub-Committee notes the results of the public consultation exercise, the revised text and maps for the Hampstead Garden Suburb Conservation Area Character Appraisal, Management Proposals and Design Guidance.**

## **2. RELEVANT PREVIOUS DECISIONS**

- 2.1 Hampstead Garden Suburb was designated as a Conservation Area in 1969. A part of the Conservation Area, The Bishops Avenue has its own Character Appraisal which was approved in 1999. That Appraisal will remain and therefore, The Bishops Avenue is not covered by this present Appraisal and Management Proposals.
- 2.2 Hampstead Village (Spaniards End) Conservation Area was formerly within the London Borough of Camden, but was taken into the borough of Barnet following boundary changes in the 1990's. It is intended that this small area is integrated into the main Hampstead Garden Suburb Conservation Area, which it presently adjoins.
- 2.3 A Delegated Powers Report dated 3 February 2010 authorised a public consultation exercise with the residents of Hampstead Garden Suburb, the responses to which are recorded in Appendix 3: Summary of Responses.
- 2.4 A subsequent Delegated Powers Report (Cabinet Member in consultation with Officer) proposes for the HGS Character Appraisal, Management Proposals and Design Guidance to be adopted. A verbal update will be provided at the committee meeting of the progress of the DPR.

## **3. CORPORATE PRIORITIES AND POLICY CONSIDERATIONS**

- 3.1 The designation of this Conservation Area has helped meet the Council's Corporate Plan priorities and objectives of delivering a Successful London Suburb, a prosperous place where people want to live which is clean, green and safe. Conservation area designation accords with the Council's 'Three Strands Approach' of Protection, Enhancement and Consolidated Growth, and in particular, Strands 1 and 2. The Corporate Plan priority of 'Shared Responsibility, Shared Opportunity' is achieved by a highly successful local partnership between the Council, Hampstead Garden Suburb Trust and valuable conservation field work undertaken by local volunteers and residents.
- 3.2 The Unitary Development Plan (UDP) (Adopted May 2006) includes a number of conservation area policies which seek to preserve and enhance the character and appearance of conservation areas.
- 3.3 The Local Development Framework (LDF) will replace the UDP and provides the local policy framework for delivering sustainable development in Barnet. It is a folder of separate documents, the most important of which is the Core Strategy, which contains the objectives and policies for the Council. Policy CS1 sets out the Three Strands Approach of Protection, Enhancement and Growth and refers specifically to the historic suburban environment of which Hampstead Garden Suburb is a vital component. The Development Management

Policies DPD identifies the issues that need to be considered when deciding policies for Development Management in Barnet.

#### **4. RISK MANAGEMENT ISSUES**

- 4.1 The preparation of a Conservation Area Character Appraisal and Management Proposals are an important part of the process of designation and are referred to in the Borough's Unitary Development Plan (Adopted 2006). Consultation with local residents and interested groups prior to adoption is considered essential to minimise risks of opposition and ensure ownership and legitimacy to the wider community.
- 4.2 The withdrawal of permitted development rights can lead to claims for compensation where planning permission is refused or granted subject to conditions. It can be claimed for abortive expenditure or other loss or damage directly attributable to the withdrawal of permitted development rights. It should be borne in mind however, that the existing Article 4 Direction has been in place since the 1970's and 80's, and thus the Suburb has been the subject of controls over permitted development for many years, with no claims being made for compensation within the last six years where records exist. Therefore, it is considered that the level of risk of claims is relatively low.

#### **5. EQUALITIES AND DIVERSITY ISSUES**

- 5.1 The preservation and enhancement of the Hampstead Garden Suburb Conservation Area, as supported by the Character Appraisal, Management Proposals and Design Guidance will be of benefit to Barnet's diverse local community and the Borough's rich and diverse heritage. The adoption of the Appraisal, Management Proposals and Design Guidance will enhance Barnet's reputation as a desirable and pleasant place to live, work and visit.
- 5.2 The Article 4 Direction will assist in the preservation of the conservation area's character and appearance and will increase satisfaction ratings amongst different groups of residents who live in the area, as it will promote a sense of place and a better quality of life.

#### **6. USE OF RESOURCES IMPLICATIONS (Finance, Procurement, Performance & Value for Money, Staffing, IT, Property, Sustainability)**

- 6.1 The Council has made a financial contribution of approximately £11,500 towards the work carried out by the HGS Trust, but much of the costs of drafting and producing the documents was covered by volunteers and local residents under the supervision of the Trust and support of the Council. The adopted documents, including maps will be made available on the Council website to allow easy access, and consequently the printing of hard copies will be kept to a minimum. Any printing costs will be borne by the Planning, Housing and Regeneration Directorate as part of approved budgets and recouped where possible through external charging for these important documents to stakeholders and interested parties.
- 6.2 Applications for planning permission submitted in accordance with Article 4 Directions are not subject to application fees, however, it is not anticipated there will be a significant increase in the volume of applications as a result of the updated Article 4 Direction.

#### **7. LEGAL ISSUES**

- 7.1 There is the provision under Section 108 of the Town and Country Planning Act, 1990 for compensation claims where applications for planning permission are refused or approved subject to conditions, as a result of an Article 4 Direction. Claims can be made within 12

months of the decision, for abortive expenditure or other loss or damage directly attributable to the withdrawal of permitted development rights.

- 7.2 Hampstead Garden Suburb Trust has separate parliamentary powers under the 1967 Leasehold Reform Act which provides for local Schemes of Management, which came into force in the Suburb in 1974 and allows the Trust to control architectural standards.
- 7.3 The Council's Standing Orders require that decisions on conservation area designation are made by the Executive Cabinet with initial consideration by the relevant Area Environment Sub-Committee. Consequently, this will be reported to Cabinet in due course.

## **8. CONSTITUTIONAL POWERS**

- 8.1 Constitution Part 3, Para 3.10. Area Environment Sub-Committees perform functions that are the responsibility of the Executive including making recommendations to Cabinet on the designation of Conservation Areas.

## **9. BACKGROUND INFORMATION**

- 9.1 Hampstead Garden Suburb covers an area of approximately 413 hectares or 1009 acres and is the largest single conservation area in the borough. It was founded in 1906 by Dame Henrietta Barnett and comprises approximately 5,000 properties ranging from studio flats to some of the largest mansions in London. It is internationally recognised as one of the finest examples of early twentieth century domestic architecture and town planning and is today held up as an exemplar successful suburb. The master plan was prepared by Barry Parker and Sir Raymond Unwin. Sir Edwin Lutyens was a consultant and a number of distinguished architects contributed to the Suburb's distinctive architectural character including, MH Baillie-Scott, Michael Bunney, C.G Butler and J.C.S. Soutar. It is unique among the conservation areas in Barnet in that the Suburb is protected both by the statutory powers which the London Borough of Barnet has, and by the Hampstead Garden Suburb Trust which has separate legal powers to 'maintain and preserve the present character and amenities of Hampstead Garden Suburb'.
- 9.2 The Bishops Avenue lies within the HGS conservation area but falls outside the area where the Trust controls apply. A separate Character Appraisal exists for The Bishops Avenue. Spaniards End is a small conservation area in its own right and adjoins the HGS conservation area, although some of the houses in the road already lie within the HGS conservation area. The existing boundary between the two conservation areas runs through houses and gardens and does not relate to established property boundaries.
- 9.3 Although a Conservation Area Character Appraisal for the Suburb has not previously been undertaken, Design Guidance was produced jointly by the Council and the Trust, and was adopted in 1994. However, this document is in need of revision and this has been carried out simultaneously as part of the Appraisal process.
- 9.4 The existing Article 4 Direction applies only to those areas within Trust control, but is in need of updating as the classes of development withdrawn relate to the General Development Orders of 1963 and 1973. In the past 40+ years, new classes of development have been added to the GDPO and consequently, the proposed Article 4 will reflect the wording of the classes set out in the current General Permitted Development Order, 1995.
- 9.5 This Conservation Area Appraisal and the accompanying Management Proposals have been produced through a unique local partnership of the Hampstead Garden Suburb Trust, local residents and the Council, and provides an exemplar approach for assessing the

character of an historic area and achieving 'localism' outcomes through shared responsibility and opportunity between the Council and the local Suburb community. The Trust has led on the organisation of groups of local volunteer residents to undertake the main survey work whilst the Council encouraged and gave strategic resource support. A Steering Group with a democratic mandate, chaired by the Deputy Leader of the Council and Ward Councillor for the Garden Suburb Ward, comprising representatives from the Council, the Hampstead Garden Suburb Trust, English Heritage and the local Residents Association has overseen and guided the appraisal process.

### Character Appraisal

- 9.6 The character appraisal is an extensive rich conservation document and provides detailed information on the originating architects and planners visions for the Suburb, the overall character of the area, and its positive and negative features. The appraisal, when adopted, will become a key tool for the future planning of the Suburb and will establish a firm basis for making planning decisions within the conservation area, whilst providing the groundwork for future policies and projects which seek to preserve and enhance its character and appearance. It will be a material consideration when assessing planning applications and for appeals. Consequently, it will be extremely useful for residents, planning officers, Trust officers and applicants.
- 9.7 The character appraisal contains an introductory section which sets out the historical development of the Suburb, its topography, views, streets and open spaces, trees and hedges, planning and architecture. The conservation area has been divided into 17 different sub-areas and 5 areas of open space to ensure the characteristics of each part of the Suburb are accurately recorded. Because of the importance of the buildings and the environment, and because of the detail entered into, each sub-area is the equivalent of a whole conservation area in its own right.
- 9.8 Character Appraisal maps have been produced for each of the 22 character areas. The maps identify important views, focal points, statutorily listed buildings, locally listed buildings, buildings proposed to be added to the local list and buildings considered to make a positive contribution to the character and appearance of the conservation area, known as 'positive buildings'

### Management Proposals

- 9.9 The Management Proposals outline some of the key issues affecting the conservation area, and set out measures which seek to address them. Issues include the public realm, cars and parking, development pressures, shopping areas, trees and hedges, traffic and pedestrian routes, and security measures. There are a series of recommendations which seek to address some of the issues raised.
- 9.10 One of the key recommendations is to formally recognise buildings of local historical and architectural importance by making additions to the Council's Local List and also by identifying buildings which make a positive contribution to the character and appearance of the conservation area, known as 'positive' buildings. Singularly and collectively, non-designated heritage assets such as locally listed buildings and 'positive' buildings are considered to be important contributors to the character of the conservation area and consequently there will be resistance against their loss or harmful alteration.
- 9.11 It is proposed to add over 700 buildings to the Council's Schedule of Buildings of Local Architectural or Historic Interest (these are identified on the document entitled Local List and Proposed Additions). The list was compiled by applying the adopted criteria for local listing, after careful consideration by Council officers and the HGS Trust. The character appraisal maps indicate those buildings proposed for local listing along with existing statutorily listed and locally listed buildings.

### Design Guidance

- 9.12 The Hampstead Garden Suburb Design Guidance which gives advice on various building works including extensions to existing properties, garden buildings, materials and detailing, garages and car parking spaces, and works to trees, was produced jointly by the Council and the Trust in 1994. It is in need of up-dating to provide more detailed advice and reflect current trends in building extension and alteration. Consequently a revised draft of this document has been produced and was included in the consultation exercise. This guidance now provides information on relatively new areas of development for the Suburb such as basements and renewable energy. *The document is currently in a text only format, although photographs and illustrations will be added at a later stage.*

### Article 4 Direction

- 9.13 The existing Article 4 Direction, introduced in the 1970's and 1980's, applies across the Suburb and restricts a variety of permitted development rights to the majority of properties in the conservation area. For example, all house extensions, the replacement of windows and doors, outbuildings and the painting of external walls are currently controlled by requiring an application for planning permission. The classes covered are considered to be inadequate and not in line with the current General Planning Development Order (GPDO) 1995, as revised by the GPDO 2008. The proposed Article 4 Direction will ensure that various types of permitted development are controlled, which will help to secure the future preservation and enhancement of the Suburb's character and appearance.
- 9.14 The classes of development proposed to be removed include the following: Development within the curtilage of a dwellinghouse, including extensions, roof alterations, porches, outbuildings, hard surfacing and satellite dishes; Minor operations, including the erection or alteration of gates, walls and fences, the formation of a means of access and the painting of a building; the installation of CCTV cameras; and the installation of domestic micro-generation equipment including, solar PV or solar thermal, ground and water source heat pumps and flues for biomass heating or combined heating and power systems. The classes of development proposed to be controlled are set out in Appendix 2.
- 9.15 The present Article 4 Direction currently excludes a number of locations within the conservation area which fall outside the Trust's control, including Spaniards End and a small number of properties close to the junction of Hampstead Lane and Winnington Road. These properties are consequently vulnerable to incremental change as a result of existing permitted development rights. In order to provide these areas with a greater level of protection, it is proposed to extend the Article 4 Direction. For the five properties close to the Hampstead Lane and Winnington Road junction, the classes of permitted development proposed to be withdrawn are the same as those proposed elsewhere in the Suburb. In Spaniards End, following representations from local residents, it is now proposed to only control the erection or alteration of gates, walls, fences and other means of enclosure (Schedule 2, Part 2, Class A). This will help to ensure the open, spacious character of the road is maintained. If approved, the Article 4 Direction will be publicised in both Press and Site notices.

### Conservation Area boundary

- 9.16 Spaniards End Conservation Area was inherited from the Borough of Camden following boundary changes in 1993/4. The present conservation area boundary runs through houses and gardens and clearly needs to be modified. Presently, half of Spaniards End is within HGS conservation area and the other half is within Spaniards End Conservation Area. It is proposed to omit the current boundary and amalgamate Spaniards End conservation area within the wider Hampstead Garden Suburb Conservation Area (see Appendix 1). No properties will be excluded from having conservation area status, although Spaniards End Conservation Area will cease to exist.

## **10. PUBLIC CONSULTATION AND COMMUNITY ENGAGEMENT**

- 10.1 English Heritage Guidance on Conservation Area Appraisals (paragraphs 3.1 and 3.2) states that “public participation should be an integral part of the appraisal process, and ... local consultation can help to bring valuable public understanding and ‘ownership’ to proposals for the area”. In this case, part of the community has led on the production and formulation of the conservation area strategies and documents in a shared responsibility approach.
- 10.2 In line with the Council’s approved Statement of Community Involvement, residents, businesses, educational establishments and religious institutions within the conservation area were consulted by hand-delivered letter, with an accompanying exhibition held at the Trust offices. The public consultation exercise took place over a period of 28 days between 22<sup>nd</sup> February and 22<sup>nd</sup> March 2010. Approximately 5,000 letters were distributed throughout the Suburb. The draft documents were available on-line and hard copies were also available at the Trust offices, the Garden Suburb library, a mobile library and from Barnet House Planning Reception. The small exhibition of related photographs and maps was simultaneously held at the Trust offices between 1<sup>st</sup> -13<sup>th</sup> March 2010 and included evening and week-end openings.
- 10.3 Copies of the draft Character Appraisal, Management Proposals, Design Guidance and Appraisal maps were made available for viewing on the Council website. A wide range of bodies were consulted including, Hampstead Garden Suburb Residents Association, CONSAM, English Heritage, CABE, the Corporation of London, and both Haringey and Camden Councils. Local ward councillors were also consulted.
- 10.4 In accordance with Article 4 Direction regulations, a public notice was placed in the local press and site notices were put up in the conservation area, seeking views from local residents. No further responses were received as a result.

## **11. RESPONSES RECEIVED FOLLOWING PUBLIC CONSULTATION**

- 11.1 A total of 34 responses were received. Thirty of which were from individuals and four were on behalf of groups. One individual represented two different groups. A wide range of issues were raised, including green technologies, double glazing, planning enforcement, satellite dishes, CCTV, hedges, trees, local listing, positive buildings, as well as mention of site specific schemes. The results of the public consultation exercise (with officer response and actions) are set out in the attached Appendix 3.
- 11.2 Concerns were raised by some of the residents of Spaniards End represented by the Firs Management Ltd, over the proposed changes to the boundary of the conservation area and the introduction of controls over permitted development through an Article 4 Direction. Having discussed the issues at the HGS Conservation Area Character Appraisal Steering Group, it was agreed to amend the Article 4 Direction for Spaniards End with only gates, fences and walls (Part 2, Class A; Minor Operations) proposed to be controlled in this road. This amendment was subsequently welcomed by the residents. The Article 4 Direction proposed for the wider conservation area remains as originally intended. As part of the formal procedure for making the Article 4 Direction, the Government Office for the West Midlands has been consulted and no objections have been raised.

## **12. LIST OF BACKGROUND PAPERS**

- 12.1 HGS Character Appraisal, Design Guidance and Management Proposals (September 2010)
- 12.2 PPS 5 (Planning for the Historic Environment) March 2010
- 12.3 DPR dated 3<sup>rd</sup> February 2010 authorising public consultation on the HGS Appraisal

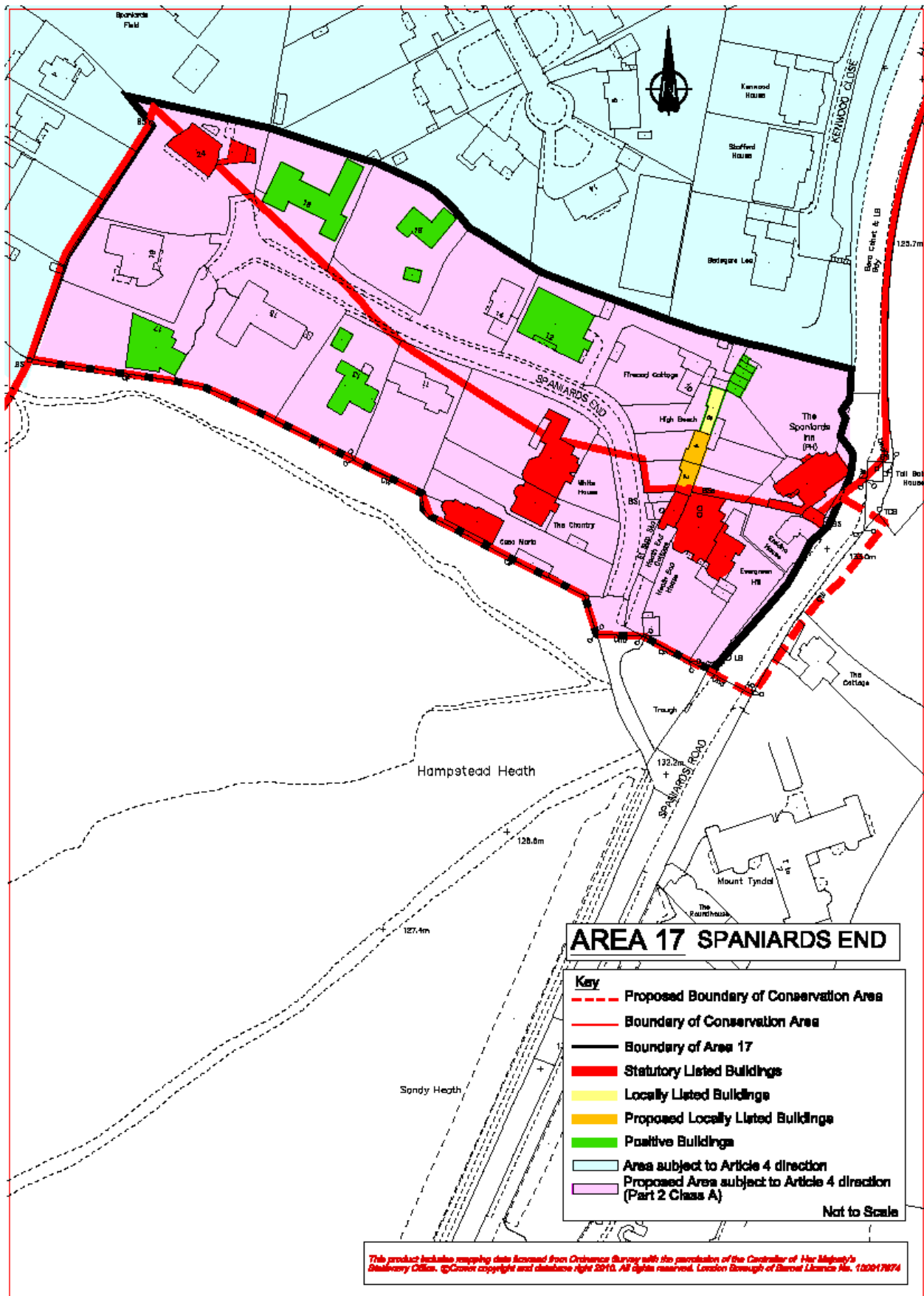
- 12.4 English Heritage Guidance dated February 2006: *Guidance on Conservation Area Appraisals and Guidance on the Management of Conservation Areas (February 2006)*.
- 12.5 Various letters received as a result of Public Consultation exercise (February – March 2010).
- 12.6 Anyone wishing to inspect the papers should contact Jonathan Hardy, Planning, Housing and Regeneration. Tel. 020 8359 4655

Legal: CH

CFO: AA



APPENDIX 1



## APPENDIX 2

### Article 4(1) of the Town and Country Planning (General Permitted Development) (As Amended) Order 1995

#### Schedule 2

##### Part 1 Development within the curtilage of a dwellinghouse

- Class A** The enlargement, improvement or other alteration of a dwellinghouse
- Class C** Any other alteration to the roof of a dwellinghouse
- Class D** The erection or construction of a porch outside any external door of a dwellinghouse
- Class E** The provision within the curtilage of the dwellinghouse of:  
(a) any building or enclosure, swimming or other pool;  
(b) domestic heating storage containers
- Class F** Development consisting of:  
(a) any hard surface within the curtilage of the dwellinghouse  
(b) the replacement of such a surface
- Class H** The installation, alteration or replacement of microwave antenna on or within the curtilage of a dwellinghouse

##### Part 2 Minor operations

- Class A** The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure
- Class B** The formation, layout and construction of a means of access to a highway
- Class C** The painting of the exterior of any building

##### Part 33 Closed circuit television cameras

- Class A** The installation, alteration or replacement on a building of a closed circuit television camera.

##### Part 40 Installation of domestic micro-generation equipment

- Class A** The installation, alteration or replacement of solar PV or solar thermal equipment on a dwellinghouse or on a curtilage building
- Class B** Stand alone solar within the curtilage of a dwellinghouse
- Class C** The installation of a ground source heat pump within the curtilage of a dwellinghouse
- Class D** The installation of a water source heat pump within the curtilage of a dwellinghouse
- Class E** The installation of a flue forming part of a biomass heating system on a dwellinghouse
- Class F** The installation of a flue forming part of combined heat and power system on a dwellinghouse

**APPENDIX 3**

**Hampstead Garden Suburb Consultation (SUMMARY OF RESPONSES)**

No.	Respondent and address	Summary of comments	Officer Response	Action
1	<p>Meadway Close Hampstead Garden Suburb London NW11</p> <p>Email sent: 20/02/2010</p>	<p>Objects to the following:</p> <p>Any hard surface within the curtilage of the dwelling house - if an existing hard surface is damaged or worn out, the householder should have the right to carry out repairs without needing any additional permission to do so.</p> <p>&gt;</p> <p>A microwave antenna - its purpose would be to replace the old-fashioned less efficient antenna, and if the new one is not more obtrusive in size and appearance than the old one, I see no reason to object to the replacement.</p> <p>&gt;</p> <p>Closed circuit camera and micro-generation equipment - these are required for enhanced security, and should be encouraged, not prohibited;</p> <p>&gt;</p> <p>Solar panels and heat pumps - these too should be encouraged, subject to guidelines regarding size and appearance, preferably with a list of recommended devices approved by Council.</p> <p>&gt;</p> <p>As for Wind turbines - I agree that they should definitely be prohibited because of appearance and noise.</p>	<p>Like for like repairs to hardstandings do not require planning permission.</p> <p>Planning permission is required for new satellite antennae in order that their size and siting can be assessed, but not prohibited.</p> <p>As above. Controlled but not prohibited.</p> <p>Not prohibited but controlled. The Council cannot recommend equipment.</p> <p>Not considered suitable for the HGS conservation area. Agreed.</p>	No action
2	<p>Heathgate, London NW11</p> <p>Email sent: 19/02/2010</p>	<p>Relatively little time is being allowed for consultation. Nothing is said about how the final determination will be made known to us as rate payers.</p> <p>I support the general approach to updating the Article 4 Direction provided it is formally recognised that techniques and materials used in building today have changed greatly since the first set of Article 4 directions was issued.</p> <p>There is no point in requiring the use of 'old' materials when newer ones of very similar or identical appearance can do the</p>	<p>One month is considered sufficient for consultation. Provide information on website with update of progress following consultation.</p> <p>The A4 direction seeks to ensure that the Conservation Area is preserved and enhanced.</p>	No action

		<p>same or a better job. This requires case-by-case assessment of each proposed change.</p> <p>A particular point here is the need to replace many windows because of their age and deterioration. Old-fashioned wooden sash and casement windows are a poor substitute for modern designs in more durable and stable materials. Sympathetic consideration should be given to flexible approval of modern materials.</p> <p>The same point applies to the installation of double glazing.</p> <p>Closed circuit surveillance equipment. Current problems necessitate this sort of security equipment. It should be permitted provided mini-designs are employed, preferably with infra red and not visible light illumination.</p> <p>The installation and use of external lights kept on all night and glaring into neighbour's homes and gardens should be strictly forbidden.</p> <p>The installation of solar generation and water heating equipment is to be encouraged provided the apparatus is of a discreet design. Advice should be made available, about suitable equipment.</p> <p>I am puzzled by your omission of air-source heat pumps from the restrictions. They are efficient but may be noisy and obtrusive and so require proper control.</p> <p>Wind turbines are not suited to this area and should be forbidden.</p>	<p>Thus far, modern materials have not been found to match the original materials.</p> <p>Upvc and aluminium are not considered appropriate replacement materials for original timber windows.</p> <p>For details see page 21 of design guidance.</p> <p>For details see page 24 of design guidance</p> <p>For details see page 25 of design guidance</p> <p>Each application is assessed on its merits, and approval will only be given where the proposal is discreet and of appropriate size.</p> <p>For details see page 27 of the Design Guidance.</p> <p>For details see page 26 of the Design Guidance.</p>	
3	<p>No address supplied</p> <p>Email sent: 19/02/2010</p>	<p>As we move into an environmentally conscious world, how legitimate is it to not allow solar panels not double glazing. There are PVC products that absolutely mimic wood and cannot be differentiated from wood. Surely the trust has to move with the times and allow such advances as long as they</p>	<p>Email reply – attached EH guidance on improving thermal performance of windows.</p>	<p>No action</p>

		stay within the "look and character" rules that keep the suburb looking as beautiful as it does. I say this as I struggle to keep my wood windows maintained, they create massive condensation and heat loss and my utility bills reflect this!		
4	Carlyle Close, N2  Email sent: 17/02/2010	<p>Planning guidelines - it should be far easier than it has been to access up to date information on planning guidelines, rules and regulations issued by central and local government and by the HGS Trust. Simple knowledge management principles should be followed to make the relevant information accessible electronically in well-organised sections of chosen web sites with the interest of public users being paramount. It is likely that many infringements of existing guidelines, rules and regulations occur because it is hard to find the relevant information.</p> <p>Corrective action - many residents do not believe there is sufficient will on the part of the authorities to take corrective action when required. This leads some people to assume that as well as recorded rules there are unwritten rules too, breaches of which, if not too flagrantly flouted will be overlooked. More frequent publicity of corrective action taken would deter some from ignoring the rules.</p> <p>Hedges - we have seen hedges destroyed by neighbours who have shown little remorse for damaging our environment. More should be done to prevent this selfish action</p> <p>Verges - walking or driving around HGS would quickly show how nice it can be to have well-kept grass verges and how awful it is when careless and selfish drivers have driven over the verges to help them solve an immediate parking or turning problem. This causes damage that is unsightly and not easy to repair. Worse still, when some has occurred it is as though there is in place an open permission for others to do the same thing. It ought to be made an actionable offence for drivers to damage the verges in this way - whether this is by residents or visitors, and perhaps particularly builders and delivery vehicles.</p>	<p>All documents will be available on both the Council's and Trust's websites. Design guidance to possibly contain hyperlink from contents page to appropriate section.</p> <p>Planning enforcement powers will be used as appropriate. Infringement notices can be used by the Trust. See page 31 of the Design Guidance.</p> <p>For details see page 23 of Design Guidance.</p> <p>Outside remit of Trust and Council.</p>	<p>Action</p> <p>No action</p> <p>No action</p>

		<p>Lawns and gardens - action should be taken to prevent householders eliminating lawns and gardens and replacing them completely with paved areas. I am not clear if permission is currently required to do this but a neighbour did this some years ago and no action was taken</p> <p>Market Place shopfronts and signage - there seems to have been a serious deterioration over the past few years that has led to ever more garish and unsightly shopfronts and signage. This requires more urgent action than is suggested in the plans. Perhaps there ought to be some steady convergence towards an enforceable standard that complements the conservation aspect. After all, even McDonalds seems to be able to adopt a more neutral approach when appropriate, such as in Hampstead.</p> <p>Potholes are relevant - it may well be that the dreadful present state of the roads (look at Spencer Drive for example) appears to have no direct relevance to this consultation. But, it does because it is another facet of mismanagement that leads to deterioration of condition and appearance that makes it less unacceptable for those who infringe the rules to do so.</p>	<p>For details see page 21 of Design Guidance.</p> <p>This is a planning enforcement issue. Design Guidance Note 10 advises on designing new shopfronts.</p> <p>Outside the remit of the Conservation Area Appraisal. Environment and Operations maintain local roads.</p>	<p>No action</p> <p>No action</p> <p>No action</p>
5	Hampstead Way Email sent: 15/02/2010	<p>Thank you for your letter re the public consultation for the Hampstead Garden Suburb.</p> <p>I cannot find the document that you mention on your website.</p>	Email reply – explaining why consultation wasn't yet on website	No action
6	No address supplied Email sent: 15/02/2010	<p>Thank you for your letter dated 15 February 2010.</p> <p>I have visited the planning consultation site and the proposals are listed but appear to be the only document which cannot be inspected as the title is not underlined. Please can you explain why this is and tell me how I can look at this document.</p>	Email reply – explaining when the consultation start date is	No action
7	Wildwood Road Email sent:	Thank you for your communication about the planned listing of my home, 29 Wildwood Road.	Email reply – explaining the difference between statutory listing and locally listing	No action

	19/02/2010	<p>Generally, I agree with the arrangements for conservation of the Suburb, and am supportive of the Council and HGS Trusts intentions here.</p> <p>However, I believe the existing conservation and planning constraints are more than sufficient in general, and therefore to impose listed building consent on the new groups of homes - as is now intended - is excessive, and erroneously unspecific. In the case of my own home, it is both excessive and unnecessary.</p>		
8	<p>No address supplied</p> <p>Email sent: 21/02/2010</p>	<p>I have looked with interest at this Character Appraisals document, and i would like to know why this was commissioned? And by whom? Was it a Barnet Council commission? Who worked on it to produce all the information contained therein? What were their qualifications, ie were they architects, surveyors, historians, Council members, Hampstead Garden Trust office staff?</p>	<p>Email reply – explaining the purpose of the document and how it was produced</p>	<p>No action</p>
9	<p>No address supplied</p> <p>Email sent: 22/02/2010</p>	<p>I have experienced difficulties re: Double Glazing Windows to replace warped Crittall Windows dating back to 1935/6. Energy Efficiency requirements appear to conflict with HGS refusal to make some concession to 21st Century.I thoroughly agree that there should be a degree of regulation, but outright refusal to contemplate a modern approach by specialist firms such as Heritage Windows who claim to design their products to be almost indistinguishable (other than on "close"inspection) from the originals is very difficult to comprehend.Energy conservation should, in my view, receive serious consideration- even at some cost to historical preservation principles. Would you please raise this matter for me?</p> <p>In addition:</p> <p>As a much longer term consideration, might it not be possible to get approved designs for suitably shaped and coloured roof tiles which incorporate heat absorbent /photo-electricgeneration cells. If such technology becomes affordable, an area as large as the HGS conservation area as a starter, might be of interest to a manufacturer, - I believe that</p>	<p>Double glazed steel windows have been approved by the Trust.</p>	<p>No action</p>

		<p>there is already such a scheme somewhere in Germany.- The consultation document gives me the impression of being more of a "you must not"- rather than "we suggest that "statement which aims to tackle challenges which will have to be met with a considerable degree of certainty in the near future. The visual aspect of the HGS area should be preserved, obviously, but I question whether or not the technological innovations of the last 50 years or so should not be taken into account in planning for the next 50 years.</p>		
10	<p>Spaniards End NW3</p> <p>Email sent: 22/02/2010</p>	<p>As we are going to be away for 2 weeks, importantly the 2 weeks where some of this documentation is available to view, it does not allow for the documentation to be viewed.</p> <p>There are a total of 18 houses in the road, for everyone to have a chance to take this on board, view the documentation and then regroup to discuss, this is not a long enough time period. Especially as no one has received this letter, this does not give them 4 weeks. Not everyone will come to the meeting today, so they won't know at all!</p> <p>With the foot on the other shoe, if Barnet have a planning application, a much longer time period is given for consultation! I believe it is 8 weeks, so twice as long.</p> <p>Also a later email regarding the same matter:</p> <p>On Monday night we had a meeting for all residents of the road. About half attended, and about half of these had not received the letter. Our one neighbour did, we did not, the other neighbour the letter arrived on Monday. We have still not received one.</p> <p>Also: Jonathan Hardy had telephone conversation with respondent.</p>	<p>Email reply – This resident had not received the original letter, which was subsequently emailed to her.</p> <p>It has been confirmed that letters were delivered to Spaniards End.</p>	No action



11	<p>No address supplied Re: Hampstead Garden Suburb - 35 Asmunds Hill Gates</p> <p>Email sent: 24/02/2010</p>	<p>I note that under the Article 4 Direction Barnet require any alterations to gates to require their approval. The recent installation of one pair of gates in an existing opening and one new pair of gates in a NEWLY formed opening to the frontage of this building would require such an application. Is not 35 AH also a listed building</p> <p>I believe both sets of gates to be inappropriate and completely out of character and scale with other gates on the suburb. Neighbours at 37AH have also installed a new, but in their case, appropriate Suburb style gate. The linking beam at high level to the new pair of gates has no precedent. This comment is particularly relevant in the light of your current Character Appraisal where in the Central Square section Page 9 you congratulate the larger houses in their 'good reproduction white garden 'goat' gates and Page 20 you illustrate similar but double gates of MODEST scale to number 20 Heathgate.</p> <p>I am advised by the HGS Trust that they have given permission for these gates, did Barnet do likewise.</p>	<p>The Trust has approved the gates referred to despite which the resident does not agree with the decision. A retrospective application should be made to Barnet council.</p>	No action
12	<p>Erskine Hill</p> <p>Email sent: 25/02/2010</p>	<p>It was interesting to go through some of the planning consultation for HGS. I would like to comment on the plan to introduce further restrictions on 'any alterations to a roof', especially the small microwave antenna, and Solar panels (some of them are very flat and wouldn't be seen if put on the back slope of the roof- however very environmentally friendly) . We don't have a microwave antenna as yet but the rest of suburb seem to have them. In general I don't think that we should fight modern life but strive to regulate alterations rather than restrict them. It is important to make sure that additions like burglar alarms or microwave antenna are small enough and positioned in a way that is not visible or minimally disruptive to the character of HGS. In my view the tall TV antennas of the 70s and the 80s that covers the roofs of HGS already, however hardly used by anyone nowadays, are much uglier than potentially concealed small microwave antenna. Here is an idea: a license to install a microwave antenna will be conditioned by removing an existing tall traditional antenna on the roof, and in restriction to size and position of the new</p>	<p>Satellite antennae will not be restricted but adequately controlled. For details see page 24 -26 Of the Design Guidance</p> <p>Attempts will be made by both the Council and the Trust to ensure that redundant aerials are removed wherever possible.</p>	No action

		microwave antenna. You would then 'clean' all the roofs from the really ugly and un-used antenna in no time		
13	Greenhalgh Walk, London N2  Email sent: 28/02/2010	We wish to affirm our strongest possible support for the provision of the additional restrictions identified in your leaflet dated 15th. February 2010.  eg. ".....to add.....any alterations to a roof, etc., etc.,"  Specifically, anything which assists in slowing the growth of satellite dishes that bloom as large and as frequently as exotic flowers in Kew Gardens in High Summer would be much appreciated.	Positive comments	No action
14	Winnington Road London N2  Email sent: 24/02/2010	My main comments are as follows:-  1. A lot of emphasis has been given to the original architects involved in the design of the houses and buildings and this conservation area. I think more credit should be given to the present day architects who are working to produce much higher specified houses and having to comply with various planning policies and requirements which did not exist at the time when Hampstead Garden Suburbs developed. For example, if one takes a house in Winnington Road, a Soutar design one would involve the production of one or maximum two drawings leaving the builders free to decide on the specifications. In most cases these builders were working under small budgets and, judging from the rather poor internal specification of these houses, they must have cut many corners to reduce costs. This is when compared with a present day architecture/building, for example a William Bertram house, which would involve the production of over 500 drawings of very highly specified design. The reason for that is purely economical as the Hampstead Garden Suburb area when first developed was not considered to be an affluent area therefore all houses were produce on a very tight budget using local builders and generally speaking using small architectural	The purpose of the Conservation Area is to preserve and enhance the existing area but we will work with architects when required.	No action  The Trust will respond directly.

		<p>practices with close association with the builders and both working on very small budgets set by the developers.</p> <p>The proposal to have a presumption against demolition should not be generally applied because there needs to be a recognition for badly specified houses taking the internal into consideration and not just because they have been designed by one of the original architects. Because of the change in fortune of Hampstead Garden Suburb to now being an affluent area, the opportunities to produce highly attractive design of great specifications that will enhance this conservation area has been created. This opportunity should be welcomed and one should not shy off from having some interesting external decorative designs which could not be afforded at the time of creating the original suburbs. The guideline to follow is like the one followed by all other conservation areas which is to enhance whenever an opportunity arises. There is a danger in following a policy of preserving only as we could end up with a static situation with out of date, low quality houses.</p> <p>2. It is important in any review to give guidelines and hopefully policies with regard to landscaping. At the present time, unlike the various planning polices and guidelines, etc, there are no such things for landscaping. As a result all proposals are seen in a subjective manner with varying opinions depending on the Officers/Landscape Architects involved. There needs to be more encouragement of further tree plantations that will suit the area and the current views of having an old oak tree, which is almost being treated as a place of worship, can only harm the future tree and plantation development of the area. In fact these old oak trees are not anymore part of the characteristic of the area. In the absence of tree/landscape policies, there are a lot of opportunities being missed to create a wonderful and modern tree planting scheme much more suitable to the area than just preserving an unattractive and sometimes diseased old tree. Policies for planting new trees should be encouraged and welcomed.</p>	<p>Policies and guidance do exist are widely used. For details see page 21-24 of the Design Guidance, and policies within the current UDP.</p>	
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15	Gurney Drive  Email sent: 03/03/2010	Our initial reaction on the topic of solar panels is that small ones in an unobtrusive position at the rear or possibly side of a house should not be banned or even discouraged as it is desirable for ecological reasons to allow them - provided of course that they are of an appropriate size and sensitively positioned	Each application is always assessed on its merits and proposed solar panels will be approved where they are discreet and of appropriate size.	No action
16	Kingsley Way, London N2  Email sent: 03/03/2010	As a householder I would like to point out that many of the current restrictions on household amendments appear petty, bureaucratic and frequently downright inappropriate. This observation particularly applies to the garden-side of houses where the Trust's attitude to extensions is particularly irritating. These have little or no impact on the environment as they are not visible from the street. It is my suggestion that both Barnet and the Hampstead Garden Suburb Trust should remember that these houses belong to their occupants and that their primary purpose is to be lived in - in a manner consistent with 2010 usage, not the standards of the 1920s.  I would like to see a much more constructive approach from both Barnet and the Hampstead Garden Suburb Trust to the issue of garden-side extensions in future and one that helps householders make the maximum use of their own property.	Barnet Council have a statutory duty to preserve and enhance the Conservation Area.	No action
17	CABE  Email sent: 05/03/2010	Thank you for consulting the Commission for Architecture and the Built Environment (CABE). Unfortunately, due to limited resources, we are unable to comment on this document. However we would like to make some general comments which you should consider. A good spatial plan is essential to achieving high quality places and good design. CABE believes that getting the local development framework core strategies right is one of the most important tasks planners are undertaking. The three key messages are also applicable to other LDF documents and you should keep these in mind when preparing other Development Plan Documents and Supplementary Planning Documents: <b>Tell the story</b> A good core strategy needs to tell the story of the place, explain how it works and highlight its qualities and distinguishing features. Telling the story helps everyone	No comments regarding document.	No action

		<p>understand how the qualities of the place have shaped the strategy and its priorities for future quality. For more information about telling the story, please refer to the CABE website: <a href="http://www.cabe.org.uk/planning/core-strategies/tell-the-story">www.cabe.org.uk/planning/core-strategies/tell-the-story</a></p> <p><b>Set the agenda</b> Use the core strategy to say what is wanted for the area, express aspirations and be proactive and positive about the future of the place and say how this will be achieved. Set out what is expected in terms of design quality and where necessary provide links to the relevant development plan documents or supplementary planning documents. For more information about setting the agenda, please refer to the CABE website: <a href="http://www.cabe.org.uk/planning/core-strategies/set-the-agenda">www.cabe.org.uk/planning/core-strategies/set-the-agenda</a></p> <p><b>Say it clearly</b> Make the core strategy relevant and understandable to a wide audience. Use diagrams to inform the text and communicate the strategy and show what quality of place means. For more information about saying it clearly, please refer to the CABE website: <a href="http://www.cabe.org.uk/planning/core-strategies/say-it-clearly">www.cabe.org.uk/planning/core-strategies/say-it-clearly</a></p> <p>It is also important that there is a clear priority for design quality and place-making objectives in the core strategy, setting out the key principles. This needs to be explicit so that it cannot be challenged when applications are being determined.</p>		
18	<p>Raeburn Close London NW11</p> <p>Several dated letters and emails</p>	<p>Relating to Positive buildings in the Character Appraisal:</p> <p>Precis of a letter dated 2<sup>nd</sup> March 2010:</p> <p>There are 2 possible approaches; one, that all buildings make a positive contribution if they are not actually detrimental, the other that only buildings that are meritorious make a positive contribution.</p> <p>In the recent appeal in relation to No. 24 Ingram Avenue, the council and the Trust took the first approach. This argument was not accepted by the Inspector and the conclusion was that it would be permissible to demolish the house if there was a suitable plan for replacement.</p> <p>However, the Appraisal treats nearly all houses in that road as</p>	<p>At time of the Appeal decision a Character Appraisal did not exist. As such, no survey had been undertaken to compile a list of buildings which contribute positively to the Character and Appearance of the Conservation Area.</p>	<p>No action</p>

		<p>making a positive contribution to the road. It is in other words adopting an approach rejected on a planning appeal. This is obviously wrong. It would lead to future planning applications being determined in a manner at variance with the inspector's decision.</p> <p>Put simply it appears that the Appraisal has drawn on the wrong basis as to what constitutes a positive building and is therefore fundamentally flawed.</p> <p>email sent 15<sup>th</sup> March 2010:</p> <ol style="list-style-type: none"> <li>1. I write further to my letter dated 2nd March. As you may well now be aware, the decision of the planning inspector has been reinforced by the decision of the Lands Tribunal authorising the demolition of 24 Ingram Avenue on the ground that it is only an indifferent house and there was no objection if it was replaced by a suitable alternative. This makes it even more inappropriate that the Council should contemplate adopting a Planning Appraisal at odds with the decision of the planning inspector.</li> <li>2. I consider that there is a strong case for adopting different standards in the old suburb and the new suburb</li> <li>3 There is however one additional restriction that I think is well worth implementing. I note that Hammersmith and Fulham Council has just introduced a prohibition on for sale and to let signs in conservation areas. These are unsightly and in an internet age entirely unnecessary. It would be reasonable if this was also done in the Barnet.</li> </ol> <p>Précis of letter sent to Chief Executive 14<sup>th</sup> March 2010:</p> <p>It is a matter of serious concern that the Appraisal has been prepared on a wholly erroneous basis as it is inconsistent with the decision given on a planning appeal which Barnet Council and the Trust lost.</p> <p>It is clearly the duty of a local planning authority, in preparing a planning appraisal, to implement decisions that have been</p>	<p>Each application is assessed on its own merits.</p> <p>The Management Proposals set out what constitutes a positive building.</p> <p>These houses have been tested against the criteria for Local Listing. At the time of the decision this information was not available to the Inspector</p> <p>The Conservation Area includes both the 'old' and 'new' parts of the Suburb. Consequently, in planning terms they have the same status, despite which the architectural and historic importance of different streets of houses will differ.</p> <p>This is currently not considered to be a serious issue.</p> <p>A letter of response was written by the Design and Heritage Team Manager. All points in this letter are repetitious of previous comments made by respondent and, as such, have been dealt with.</p>	
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		<p>given on a planning appeal and not just ignore them.</p> <p>The Lands Tribunal has reached a similar conclusion to the planning inspector and ruled that the covenants affecting 24 Ingram Avenue should be modified and permit the demolition of that property on the grounds that it was an indifferent property and did not make a positive contribution to the conservation area.</p> <p>It is simply not open to Barnet Council therefore to adopt an Appraisal based on the premise that any building which is not actually detrimental is to be treated as making a positive contribution to the area. That premise has been rejected both by the planning inspector and the Lands Tribunal. The Appraisal needs to be wholly rethought.</p> <p>Otherwise the council must be heading for a legal or other challenge, no doubt at very considerable expense.</p>		
19	<p>Hampstead Way London NW11</p> <p>Letter dated: 03/03/2010</p>	<p>I don't think these draft proposals should be accepted until Barnet and the Trust have carried out a comprehensive review of how the present planning system in the Suburb is working.</p> <p>There are three reasons why I consider the present proposals to be unacceptable.</p> <ol style="list-style-type: none"> <li>1. Extending the scope of the Article 4 Direction will result in a significant increase in Barnet's workload and will probably require additional staff. There will also be a corresponding increase in enforcement and legal action against Suburb residents. A great deal of time and effort will be expended prosecuting residents for relatively minor infringements, and it is debatable whether this is either desirable or cost effective....At such a time it would be irresponsible to increase expenditure on monitoring and prosecuting residents for committing trivial planning offences such as replacing a stone path or installing a closed circuit television camera without consent.... These proposals are a retrograde step and will increase costs without improving the physical</li> </ol>	<p>There is a current Article 4 direction in existence and it is being updated to reflect current legislation. It is not anticipated that a significant increase in applications will result.</p>	<p>No action except where indicated</p>

		<p>environment of the Suburb.</p> <p>2. The importance of the first Garden Suburb in the history of architecture and town planning is largely derived from the “Old Suburb” built before the First World War. It is generally agreed that developments after the Great War were not of the same calibre. The distinction between the two periods was summarised in the Shankland Cox Conservation Study commissioned by the Trust....Other commentators including Sir Nikolaus Pevsner in his Buildings of England, and Stuart Gray, the architectural historian have reached similar conclusions.... This distinction has also been recognised by government agencies....The draft proposals fail to draw any distinctions between the “Old Suburb” and the 300 acres, which were developed by the co-partnership companies after 1918....(Referring to page 13 of the Management Proposals) In terms of architecture and town planning the Suburb is anything but a homogenous area. The following 30 roads were all developed after the Great War... They will be subject to the same additional controls as the roads in the early suburb.... These 30 roads are only covered by the existing and proposed new additions to the Article 4 Directions because they fall within the historic boundary of the Suburb and not because of the original architecture....Adding to the locally listed buildings and creating a new category of so called positive buildings will not make the planning process any more efficient, but will simply make the system more bureaucratic and convoluted.</p> <p>3. The original Design Guidance for the Suburb was produced jointly by Barnet and the Trust... The idea behind the document was to co-ordinate, as far as possible, the planning decisions of the two organisations. By working from the same set of design principles it was hoped to eliminate cases where the two organisations reached opposite conclusions. Yet in three high profile cases this is exactly what has happened....For residents it is difficult to understand how Barnet and the Trust can reach opposite conclusions when working from the same Design</p>	<p>The two areas have never had separate statutory legislation except as a single Conservation Area, designated in 1968. An explanation of the terms of the ‘old’ and ‘new’ suburb will be added to the historical development section of the Introduction to the Character Appraisal.</p> <p>The council and the Trust work within different legislative rules. The disagreements are minor and we value the work the Trust makes in managing the Conservation Area. The Trust and Council work together to create positive outcomes and in the majority of cases come to similar conclusions on proposals.</p>	<p>Action</p> <p>No action</p>
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		<p>Guidance....The result is that in many ways the Suburb is over managed and controlled.</p> <p>Conclusions and recommendations:</p> <p>There needs to be a major re-evaluation of how planning applications on the Suburb are processed...The starting point is to get the views of residents by sending out a questionnaire to everyone who has made a planning application on the Suburb over the last three years.</p> <p>For me the two issues which need to be addressed are:</p> <ul style="list-style-type: none"> <li>• Should the same set of guidelines apply to the whole Suburb or should there be separate guidelines for the areas of the Suburb laid out....after 1920? Maybe the additional restrictions to the Article 4 Direction should apply to only houses in the “Old Suburb”?</li> <li>• To avoid unnecessary duplication and conflict, how can the decisions of Barnet and the Trust be better co-ordinated? For example, there might be classes of applications...which one organisation would process on behalf of the other...It would be useful to assess how the relationship between the local authorities and estate management companies works in other London conservation areas...to see what lessons can be learnt.</li> </ul>	<p>There is not considered to be a fundamental problem with the way in which applications for planning permission are processed, by either the Council or the Trust.</p> <p>We consider that the Trust and the council have a successful working relationship.</p>	
20	<p>Spaniard’s End Hampstead, NW3</p> <p>Email sent: 10/03/2010</p>	<p>As a home-owner and resident of Spaniard’s End, I object strongly to the proposal contained in the Review of Hampstead Garden Suburb Conservation Area, that the Spaniard’s End Conservation Area should be incorporated into the HGSCA. Spaniard’s End comprises a unique collection of properties of differing architectural styles and historical period, none of which resonate in any way with the properties to be found in the Garden Suburb. The disparity adds to the charm of the road. It would be completely inappropriate to apply to Spaniard’s End the standards of uniformity and conformity, which are appropriate for the Garden Suburb.</p> <p>I believe it would be an unnecessary and retrograde step to extend the proposed expanded list of restrictions to Spaniard’s End. Because of the varied nature of the houses in the street it would be perfectly possible for some houses to incorporate eg</p>	<p>Half of Spaniards End is already within Hampstead Garden Suburb Conservation Area and the other half is its own Conservation Area. The current boundary between the two cuts through the houses and gardens and must therefore be regularised.</p> <p>Hampstead Garden Suburb has various sub-areas, each with its own distinct character.</p>	No action

		<p>solar panels, discretely and without any detrimental effect to the appearance of the area. Planning restrictions already exist to prevent unsightly development.</p> <p>I sincerely hope that this proposal will not be implemented.</p>	<p>There is no intention to prevent, for example, solar panels, providing they are of appropriate size and location. Without such Article 4 control, however, solar panels and other alterations/ additions could be carried out without regard to the character of the area.</p>	
21	<p>No address supplied</p> <p>Email sent: 10/03/2010</p>	<p>Further to a communication letter from Lucy Shomali regarding the public consultation review of Hampstead Conservation Area and Spaniards End Conservation Area I would like to add my comment that I hope energy efficiency concerns are being considered.</p> <p>I am fortunate to live within the HGS conservation area, however as a consequence I suffer from an extremely cold home.</p> <p>I am not permitted to replace my crittal windows with wooden ones. I could, at enormous expense, get double glazed versions of crittal windows but a) we can't afford it and b) they're not much more energy efficient as the metal frames simply hold the cold.</p> <p>Similarly, I am unable to replace my front door which doesn't properly fit its frame unless I order a hand made replacement as any off the peg version doesn't meet with the Trust's approval, so gusts of cold wind blow through the gaps all through the winter despite our best efforts of insulation foam, etc. as, again, we cannot afford the extra expense of a hand made door.</p> <p>In short, bearing in mind the government's energy policy, please could energy efficiency be considered in this appraisal.</p>	<p>Climate change and the reduction of energy is addressed in section 2.13 (Sustainable Development of the Management Proposals and page 26 of the Design Guide.</p> <p>Each case is assessed on its merits but the replacement of windows or doors in materials which are not compatible with the original design is unlikely to be supported.</p> <p>Any proposal to replace a front door will be considered on its own merit.</p> <p>Energy efficiency is considered in the Appraisal. See page 26 of the Design Guidance</p>	No action

22	<p>No address supplied</p> <p>Email sent: 10/03/2010</p>	<p>I am responding to your circular dated 15th February 2010. I wish to raise two issues, as a resident of HGS.</p> <p>(1) I note that you are proposing to add further restrictions and I support this. However, I do feel an additional item should be included: security lights. These being of the type which are operated by a sensor and are very bright. Such lights cause a great deal of light pollution in HGS especially where the light is thrown onto other properties. Such fittings, which are of course external alteration to buildings, should in my view only be permitted if they do not cause pollution of the type described.</p> <p>(2) It is very concerning that whilst the HGS Trust, and Barnet Council (as Head Lessee in some instances) take a good deal of interest in the minutiae of certain aspects of planning and maintenance, certain other aspects seem to be notably neglected. To give an actual example, 49 Addison Way had been partially boarded up and the windows partially blocked out. In addition the front hedge has been badly cut - almost to the point of vandalism. The place is an eyesore. No action seems, on the face of it, to have been taken to remedy these matters - either by the Trust or the Council.</p>	<p>Where the Local Authority can use its powers to control unsightly light fittings, it will.</p> <p>This matter is not dealt with by this appraisal. In this case Barnet Homes should be contacted.</p>	No action
23	<p>No address supplied</p> <p>Email sent: 12/03/2010</p>	<p>I have reviewed with interest the various documents.</p> <p>I am most concerned at the overbearing and draconian nature of the Suburb Design Guidance. It permits the Hampstead Garden Suburb Trust and to a lesser degree, Barnet Council, the facility and power over even the most minute changes. There is also the issue of lack of flexibility. For example, some houses may be capable of discretely positioning solar panels but these are still likely to be refused consent.</p> <p>What is most disturbing is the Trust's hidden and virtually unchallengeable powers, even with the benefit of planning consent either by Barnet Council or by the Planning Inspectorate, to frustrate residents plans. The implementation of such highly restrictive unitary powers by the Trust ought to be the subject of appeal to an independent authority and not the Trust itself where the internal appeal process is open to abuse.</p>	<p>The changes in planning control are relatively minor. There is no absolute restriction on solar panels providing they are suitably sized and positioned.</p> <p>The Trust will comment separately.</p>	No action

		<p>This is an extremely important issue. I note that the Trust frequently refers to unauthorised developments and changes as well as those that took place prior to the implementation of design guidance. Whilst this may be true there are also various examples of the Trust allowing, for reasons best known to itself, alterations to properties that it will almost certainly assert should not be allowed to create a precedent yet which are inconsistent with its own guidance.</p> <p>I believe that before imposing highly restrictive procedures and guidance on residents within Hampstead Garden Suburb measures ought to be taken to ensure that the Hampstead Garden Suburb Trust is independently monitored. Surely this is essential in a democracy.</p>	The Trust will respond.	
24	<p>Letter to Trust Wildwood Road, NW11</p> <p>Dated 03/03/2010</p>	<p>No. 16 Wildwood Road was not built in part of the original garden of No. 12. No. 16 is on land which had been part of the garden of the house immediately to its north in Turners Wood. That house, now divided to give Nos. 7 and 8 Turners Wood, was initially a single family house and I think its first division was between two parts of the same family. My husband bought No. 16 from Mr and Mrs Beard who had built the house for themselves in what had been part of their own garden. When we came here there still remained much evidence of the initial continuity of our plot with those of Nos. 7 and 8 Turners Wood.</p>	Site specific comments.	No action
25	<p>Letter to the Trust No address supplied</p> <p>Dated 07/02/2010</p>	<p>This is an extremely good and comprehensive document and I could not find very much to suggest.</p> <ul style="list-style-type: none"> <li>• The lettering is actually quite hard to read... The font used is rather light but in addition the letters are crowded on the lines.</li> <li>• I think the document will be clearer and will be more interesting if quotations are emphasised. I suggest that this should be done by putting them in italics and with quotation marks.</li> <li>• In the list of external finish materials you include roughcast. Could one say "roughcast or pebbledash." The exact meaning for these terms varies round the country....This is my view but you may say I am completely wrong.</li> </ul>	<p>Positive comments and suggested revisions to wording. This is standardised formatting for Barnet Council documents.</p> <p>Quotations to be consistent. In italics with Speech Marks and in bold.</p> <p>Roughcast is the correct term.</p>	Action taken where indicated

		<ul style="list-style-type: none"> <li>• The page numbering is not consistent.</li> <li>• On page 5 there is reference to “design guide”. I thought we had to avoid this term because it has a special meaning in Planning Law.</li> <li>• Don’t forget to add Character Appraisals as stated.</li> <li>• Section 2.1 .....control the development <u>and maintenance</u> of the Garden Suburb...</li> <li>• Section 3.1. Somewhere explain UDP and LDF.</li> <li>• Section 3.1. benefited. Should it not have 2 t’s?</li> <li>• 5.1. Could decking be listed here. It could be described as a no-no elsewhere.</li> <li>• Could we put: The conversion of a garage to habitable space may introduce overlooking or noise disturbance for a neighbour. Garages were often used as “screening” between dwellings in early layouts</li> <li>• Section 6.2’ end of first paragraph add “ and will not establish a precedent for further unsuitable alterations.</li> <li>• Re: rooflights. I think the word here is discreet not discrete and instead of one per roof slope, I would say “not more than one visible from any view of the house”.</li> <li>• The earlier suggestion about garage conversions could be put in “the construction or conversion of garages” <u>instead or in addition</u></li> <li>• Lightwells or skylights...”discreet”</li> <li>• Walling materials and finishes. I believe that where external walls were painted white, the paintwork of windows was often a colour such as garden suburb green.</li> <li>• Paragraph a t foot of page 17. Alter to “ a flush joint was cut of as the work proceeds” (I don’t like the word proceeded.</li> <li>• External pipework: As a general rule...pipes and rainwater pipes must be of traditional pattern, made in cast iron with spigot and socket joints. Smaller size waste pipes...can be replaced by copper pipe of appropriate diameter using heat soldered joints and bent pipes are preferable to factory made angles. The finish of these pipes is usually black paint.</li> <li>• Windows...called comes</li> <li>• The reason you can’t double glaze lead lights is</li> </ul>	<p>Unknown. Page 6. Changed to “design guidance”</p> <p>Unknown</p> <p>Leave current sentence as is.</p> <p>See page 8 Design Guidance. Rewrite: The design guidance has been formally approved following a Public Consultation exercise. Decking and paving added to Joint Consent section. See page 15 of the Design Guide.</p> <p>Considered unnecessary.</p> <p>Typo accepted. Original wording is correct.</p> <p>Considered unnecessary.</p> <p>Typo accepted Considered unnecessary.</p> <p>Considered unnecessary.</p> <p>Considered unnecessary.</p> <p>Explanation in glossary. This is not acceptable.</p>	
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		<p>because of air leakage. You could indicate that stuck on lead strip may be ok with obscured glass of some patterns</p> <ul style="list-style-type: none"> <li>Garage doors should be stained or finished in an unobtrusive colour.</li> <li>“Sheds should be simple buildings used for storage and detached habitable rooms are likely to be disallowed”.</li> <li>I think we should say that decking is not an appropriate material or design feature in the Suburb.</li> </ul> <p>Applying for Consent</p> <ul style="list-style-type: none"> <li>Significant dimensions must be included.</li> <li>Avoid “you” here. “It would be helpful if the applicant could..”</li> <li>And the Trust will notify neighbours....but you may also contact neighbours directly.</li> <li>Page 31: Balanced Flue..providing both inwards and outwards movement of air/fumes.</li> <li>Crittal.. the firm still exists</li> <li>Glazing bar (also astragal)</li> <li>GRP alternative Glass Reinforced Polyester</li> <li>Moderne; use of horizontal ????? windows (landscape)</li> <li>Mullion “bars”</li> </ul>	<p>This is not considered to be correct.</p> <p>Considered unnecessary</p> <p>See page 24 of the Design Guidance.</p> <p>See page 28 of the Design Guidance Accept. See page 28</p> <p>See page 12 of the Design Guidance.</p> <p>Too much detail Accepted Unnecessary detail Unnecessary detail Unnecessary detail</p> <p>Unnecessary detail</p>	
26	<p>Letter to the Trust from: Bigwood Road London NW11</p> <p>Dated 16/03/2010</p>	<p>I have read the Issues and Management Proposals and revised Design Guide and I have the following comments:</p> <ol style="list-style-type: none"> <li>Lighting – Although the documents take into account residents “modern day concerns”, it does not take into account similarly modern day concerns surrounding lighting – Security lighting may be a necessary evil; however, it should be sensitive to the local environment. A well-placed light that works with a motion detector should be all that is required. There are, however...houses that light up the whole of their frontage....changing the night-time environment. Spotlights often point outwards.....blinding passers-by....they create dark areas of shadow in which anyone wishing to break in can hide....Artificial lights affects animals and birds by confusing their natural patters of living and breeding....Tress and nocturnal insects are affected as well as animals....As (a) the Clean Neighbourhoods and Environment Act 2005 now</li> </ol>	<p>Proposed external lighting will be considered on its merits, where controls permit.</p>	

		<p>makes light nuisance the subject of the same criminal law as noise and smells; (b) external lighting of historic buildings often requires planning permission under the Town and Country Planning Act 1990; (c) certain types of animals....are protected by law; and (d) the environmental impact of light is well-documented, I think that the Issues and Management Proposals and the Design Guide should give clear guidelines to residents concerning lighting fixtures, wattage and the positioning of lights.</p> <p>2. Air-Conditioning: Although the Design Guide mentions that planning permission needs to be sought for the installation of air-conditioning, it does not feature in the Issues and Management Proposals, Part 40 Installation of Domestic micro-generation equipment. Is this an oversight?</p> <p>3. Street signs: The Design Guide states that where original doors exist, these should be restored or copied wherever possible. I wonder why similar consideration is not given to street signs?....Signs with transfer lettering are often vandalised, the best example of this being the one at the end of Bigwood Road....until it was finally replaced by a reproduction Arts and Crafts one. Transfer-letter signs are simply a poor investment....The old signs should be protected under the Character Appraisal and Management Proposals. They are part of the character of the Suburb and part of the Arts and Crafts ethos of not having "anything that you do not know to be both beautiful and useful" .</p> <p>4. Road Markings: Despite giving an undertaking to remove one set of line painting before putting in another in the 2008 Management documents, Barnet has just done precisely that at the corner of Bigwood Road and Southway. We now have yellow lines and hatching. Furthermore, the yellow lines are longer than the hatching, so reducing parking. It was always my understanding that yellow lines would only be introduced if residents requested them. As far as I am aware, no-one has, so why does Barnet insist on cluttering our streets?</p> <p>5. Trees: A tree has just been planted on the corner of</p>	<p>Air-conditioning does not fall within this category of development, but may still require planning permission.</p> <p>Historic street signs will be kept wherever possible. Covered by the Design Guidelines for the Public Realm.</p> <p>Roadmarkings are covered by the Design Guidelines for the Public Realm.</p>	
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		<p>Southway and Bigwood Road. It is my understanding that the Trees and Open Spaces Committee is there to maintain existing trees and to replace them, as necessary, in line with the original Suburb planting scheme. There has never been a tree in this particular spot and to plant it within ten feet or so of another slightly beggars belief. I trust the committee, in its enthusiasm to “green” the Suburb, is not about to turn our tree-lined streets into woodlands. If it intends “closing the gap” between trees, it should first ask residents’ permission as it may affect their views and take away light.</p>	<p>There is an agreed planting scheme between the Residents Association and Barnet Council.</p>	
	<p>No address supplied:  Email sent: 16/03/2010</p>	<p>In draft HGS Design Guidance, the paragraph reproduced below appears after Section 6.8 "Demolition and redevelopment of existing houses".</p> <ol style="list-style-type: none"> <li>1. This is a separate topic (not related exclusively to redevelopment) and should therefore be separately numbered 6.9</li> <li>2. The web address that is given relates to the award scheme for contractors, not to the LBB guidance for residents and developers. Barnet's advice for residents and contractors is the attached document, now being sent out with all planning consents. The Guidance should provide web address of that document (which I am unable to find) but, preferably, since the construction site guidance is only two pages, it should be attached as an appendix to the Design Guidance.</li> </ol>	<p>Accepted. Correction made.</p> <p>The correct document has been located and is to be placed on the website.</p>	<p>Action</p>
27	<p>No address supplied  Email sent: 18/03/2010</p>	<p>I write to strongly object to the proposal to add various restrictions (including any alterations to roof, any hard surface within the curtilage of the dwellinghouse or the replacement of such a surface, a microwave antenna, closed circuit television cameras and micro-generation equipment).</p> <p>The Hampstead Garden Suburb Trust is an undemocratic body which has a history of poor judgement. Some of its paid officials are inefficient, ineffective and incompetent and the idea of increasing their ability to make our lives a misery is abhorrent.</p> <p>HGST have recently begun to use Infringement notices like confetti by which to blackmail residents and the level of misery</p>	<p>It is considered necessary to include the controls without which the Conservation Area will be vulnerable to minor, but potentially harmful development.</p> <p>Trust to comment</p> <p>Trust to comment</p>	<p>No action</p>



		<p>and distress this is causing is very high.</p> <p>I hope you reject these proposals and seek reform of HGST.</p>		
28	<p>Meadway Close Hampstead Garden Suburb London NW11</p> <p>Letter dated: 15/03/2010</p>	<p>In your letter you mention "The current restrictions include:...roof extensions, porches, extensions..."</p> <p>Based on the above restrictions I do not understand on what basis your "Planning, Housing and Regeneration Service, Finchley and Golders Green Area Team" your ref: F/03686/09, approved the request of our neighbour, who is a property developer of No. 10 Meadway Close, for first floor rear extension. Alterations and extension to roof including removal of existing dormer window and roof light, and insertion of new side dormer window.</p> <p>Our property, as you know, does not have cavity walls, although I am nearly 80 years old, suffering from emphysema, I cannot take advantage of the free offers to have the walls insulated. In the winter I rely on the sun when he is about, to give warmth to the main bedroom, through the side windows, saving on gas heating and pollution that you so much advocate.</p> <p>At the time I strongly objected to this extension. Explaining with photos, the proposed brick wall and roof will prevent sunlight and loss of daylight to come through our windows, making the bedroom darker and cold, spoiling our WELL-BEING, but our objections were completely disregarded by your team.</p> <p>Therefore, based on the contents of the letter and the Restrictions thereto, the approval given by your goodselfes should be reconsidered and be retracted and withdrawn.</p>	<p>The restrictions have the effect of requiring planning permission for certain types of development, including extensions. It does not however prevent applications for such development. Applications will always be considered on their merits.</p> <p>This application was considered and approved at the Area Planning Committee.</p>	
29	<p>Bouverie Street, London, EC4</p> <p>Email sent 22/03/2010</p>	<p>As a general comment, I am against any changes which would make it more difficult for residents to carry out alterations to their homes. Any restrictions should be kept to a minimum and should allow residents to make alterations to their homes which are beneficial to the environment.</p>	<p>Alterations which are beneficial to the environment are welcomed and are not forbidden, providing they comply with design guidelines and policies.</p>	No action

		<p>The process of getting consent should be more open and transparent. In particular applications for Trust consent and details of the Trust's decisions should be freely available on the internet.</p> <p>Finally, I would like more to be done to stop hedges encroaching over pavements thereby reducing the width of pavements.</p>	<p>Trust comment</p> <p>All such incidents should be reported to the appropriate Neighbourhood team from Barnet Council and will then be actioned.</p>	
30	<p>Corringham Road London NW11</p> <p>Email sent: 22/03/2010</p>	<p>I have been asked to comment on the various proposed changes affecting Spaniards End by the Firs Management Company, which is the Spaniards End residents' voice for the group. My report containing comments on the proposals is attached.</p> <p><b>LB Barnet Planning Dept. proposes the following changes:</b></p> <ol style="list-style-type: none"> <li>1. To extend the Hampstead Garden Suburb Conservation Area to include the whole of Spaniards End;</li> <li>2. To extend the area in which Article 4 directions are in place to include Spaniards End and also to amend the directions to take into account current planning law;</li> <li>3. To ensure that significant unlisted buildings are protected from development or demolition by adding them to a new list of "positive buildings".</li> </ol> <p><b>Proposal 1:</b> Spaniards End currently lies in two conservation areas: Hampstead Garden Suburb and Hampstead Village: Spaniards End. The division is a legacy from the time that the boundary between LB Camden and LB Barnet bisected the cul-de-sac and is an anomaly now the road is entirely within the control of LB Barnet. The proposed change is not considered a contentious matter in itself by the residents of Spaniards End. However, the mix of age, style and initial procurement found in Spaniards End makes the union with the Hampstead Garden Suburb CA one of practical convenience rather than one justified by shared character.</p> <p><b>Proposal 2:</b> The part of Spaniards End which has been within Barnet's Hampstead Garden Suburb CA since it was formed has also</p>	<p>There are other areas, such as Bishops Avenue and Marylebone Cemetery which have their own distinct character.</p>	

		<p>been outside the area in which Article 4 directions are imposed. The original decision to exclude Spaniards End was sound for the following reasons:</p> <ul style="list-style-type: none"> <li>- Article 4 directions are stringent controls: they replicate the control exercised by a ground landlord over an estate and they do this in order to retain a well defined local character. But the special character of Spaniards End is the antithesis of such a controlled environment: the area has been developed sporadically over at least 300 years. Commercial interests had a hand in the early days with the siting of the public house and later the toll house. Wealthy London residents built large country houses under no outside control while poorer folk lived in and developed the outbuildings of the larger houses and those of the pub as need and opportunity arose. In the last century, perhaps with the coming of hard post war times, estate land was sold off, large houses split up and the slow development by individual buyers of individual plots (again under no great outside control) took place over several decades. The character of Spaniards End, if it has a simple, definable character at all, is manifest as a place where opportunity is seen and taken; it has been an environment in which few controls have been exercised which has allowed all manner of interesting (and some not so interesting) developments to take place. Conservation Area status on its own enables a considerable degree of control over the worst excesses of crude development while still allowing some flowering of the new or the interesting.</li> <li>- Of the 24 or so individual properties identified as being within the area called Spaniards End, a third are listed and 3 more are to be locally listed. In addition, LB Barnet proposes to add a further 7 properties to a new list of “positive buildings” whose development or demolition will be resisted. This leaves 7 properties which are potentially vulnerable to works not controlled within straight forward conservation area legislation while protection to the locally listed and positive buildings lies somewhere between this and that afforded to listed buildings. The excellent character appraisal which LB Barnet has produced values the</li> </ul>	<p>Minor works, such as erecting fences, walls, gates, replacement windows or roofing materials would erode the character and appearance of the Conservation Area, if not controlled. There is, however, no objection to carefully considered proposals.</p> <p>The identification of positive buildings and additions to the local list will help to</p>	
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		<p>contribution of the natural landscape and lack of street clutter to the coherence of the area: the Article 4 directions proposed can't have an impact on these elements which are a product of topography combined with the tenure of the area.</p> <ul style="list-style-type: none"> <li>- Irrespective of the above arguments, it is clearly sensible that current Article 4 directions are updated to stay relevant in areas where their use is warranted.</li> </ul> <p><b>Proposal 3:</b> The arrival of a group of "positive buildings" over-complicates matters. The criteria given for selection appear very similar to those for locally listed buildings; the main difference is the 30 year rule which excludes buildings built after 1980 from the local list. Adding further buildings to the existing local list could serve a useful purpose.</p> <p><b>Conclusion:</b></p> <ul style="list-style-type: none"> <li>• The regularisation of the boundary of the Hampstead Garden Suburb conservation area is supported by the residents of Spaniards End.</li> <li>• The extension of control to include Spaniards End within the Article 4 direction area is questioned and LB Barnet is asked to reconsider this change firstly because Spaniards End is a distinct and different area from the remainder of the conservation area in significant ways. The imposition of additional controls is likely to curb individual expression in an area which has been to a large extent created through the exercise of such expression and imagination. A secondary consideration is the lack of need for such controls to preserve what has been identified as the character of the area.</li> <li>• The clarity and usefulness of the addition of "positive buildings" is questioned and LB Barnet is encouraged to consider whether the system of local listing requires a further category. If the local list is to be added to, LB Barnet should re-consult.</li> </ul> <p>Email 22/03/10 asks:</p> <p>I have begun what is turning into quite a long list of comments on various aspects of these documents but there is such a lot</p>	<p>conserve the character of Spaniards End in the future. Those houses without a designation will be no more vulnerable than at the present.</p> <p>Positive comments.</p> <p>The identification of positive buildings is considered to be helpful both to applicants and planners, for the avoidance of doubt</p> <p>. Positive comments.</p> <p>The lack of controls over 'minor' development leaves the road vulnerable to uncontrolled change.</p> <p>There is no mention of an additional category of 'locally listed buildings', whereas 'positive' buildings are referred to in English Heritage Guidance on Character Appraisals.</p>	
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		<p>blanket Article 4 directions which will be imposed on the remainder of the conservation area is very much welcomed by The Firs Management Company, the residents' management group. Since I know that you personally were not convinced by my arguments, I'm also mindful that this has been a good example of an effective and impartial consultation exercise.</p> <p>Thanks again for your time.</p>	<p>This email is the response to this decision. We welcome the updated comments from the resident's management group.</p>	
31	<p>High Holborn London WC1</p> <p>Email sent: 22/03/2010</p>	<p>Please see attached representations on the Free Church Halls Northway NW11 6PB (And additional email on the Hampstead Golf Course)</p> <p>Please let me know if you have any queries</p> <p>Regards</p> <p>Dear Sirs</p> <p><b>PUBLIC CONSULTATION: REVIEW OF HAMPSTEAD GARDEN SUBURB FREE CHURCH. CHURCH HALLS IN NORTHWAY, LONDON NW11 6PB</b></p> <p>Church Deacons note the proposal for locally listing the Free Church Halls in Northway. I am instructed by the Deacons that they do not propose to object to the proposal but there are matters that they feel should be brought to the Council's and to the Trust's attention in relation to the building.</p> <p>Although it may not be apparent from the outside, the building is on five internal levels, each linked to the others only by stairs.</p> <p>The large hall is accessible from the front by only a small step and proposals are in hand to make access to this hall DDA compliant.</p> <p>From the large hall there is no disabled access to the men's toilets, which are presently at a lower level at the rear of the building or to the ladies toilets which are at a higher level. The two rooms along the rear corridor of the building, which are on a level with the ladies toilets are presently inaccessible from both the halls other than via stairs and the kitchen and teaching</p>	<p>Each application will be considered on its own merits. The council will deal sympathetically with the need to provide fully accessible facilities.</p>	<p>No action</p>

	<p>room at the lower level similarly are not fully accessible. There has been a recent feasibility study undertaken by others that has proposed a possible Suburb archive room and museum, allied with improvements to the small hall to provide improved facilities to house the existing pre-school. If this proposal was to go ahead, and this is unlikely, it would include separate toilets for the children as well as accessible toilets for general use at the small hall level. The main external change would be to extend the small hall forward by one bay, replicating the existing tile hung gabled front elevation on the front of the extension.</p> <p>The problems of achieving full accessibility within this building to all five levels of existing rooms are proving very difficult to resolve. However, the Church is aware of its responsibilities to try to achieve accessibility in compliance with DDA requirements. It also needs a building in the future that is attractive and usable by as many people as possible in association with Church and local community activities.</p> <p>In conclusion, whilst Church Deacons are satisfied that they need not object to the proposals for local listing, it is hoped that the Council and the Trust will be sympathetic to proposals for change in the future. The Church will aim to provide better facilities on this site if such can feasibly be achieved, subject to finance being available and the necessary consents being forthcoming.</p> <p>Representation was also sent on behalf of the Hampstead Golf Club:</p> <p>Dear Sirs</p> <p><b>PUBLIC CONSULTATION: REVIEW OF HAMPSTEAD GARDEN SUBURB CONSERVATION AREA AND SPANIARDS END CONSERVATION AREA – DRAFT CONSERVATION AREA CHARACTER APPRAISAL STATEMENT. HAMPSTEAD GOLF COURSE – AREA E</b></p> <p>Hampstead Golf Club has been in existence as a private golf club since 1893. During the past 117 years, there have had to be changes to the buildings and to the course in response to unforeseen events, such as the clubhouse fire in the 1920s and</p>	<p>Concerns about developing the Club would not be affected by the new local listing. Each application will be considered on its own merits.</p>	
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		<p>on a regular and continuing basis for other reasons.</p> <p>The Golf Club is a business and it has to function as such. In order to remain attractive and competitive in the market it is essential that the Club can meet the demands of golfers seeking to join or to play at Hampstead.</p> <p>The Clubhouse is the first point of contact that a prospective member or a visiting player will have of the Club. It is also a building in which the office, bar and catering, entertaining, changing and showering, storage and other day to day functions of the Club are accommodated.</p> <p>It is essential to the Club that this building presents an attractive face to its members and to all who visit. However, the requirements of members and visitors are not static. They have changed over the past 80 years since the present clubhouse was built and they will continue to change. Failure to recognise this and adapt to it would harm the Club's attractiveness, its ability to maintain its subscription, green-fee and catering income and would seriously adversely affect the Club's prospects for the future.</p> <p>The Club may have to alter or extend the Clubhouse to meet requirements for enlarged and improved facilities, or lose out to nearby Clubs which could more readily accommodate change.</p> <p>The maintenance of membership levels and income to golf clubs has been difficult in the recent economic climate and against the background of changing attitudes of golfers. Many clubs have suffered losses of membership as the development of new courses has increased competition for members. So too has the opportunity for players to find their golf at a range of clubs without being a member of any. Golfers are no different from any other purchasers of a product. They want the best that they can get and as better facilities have become more available they expect to find those facilities in the Clubs at which they are members or which they visit.</p> <p>Hampstead Golf Club is a business; a recreational business but, nevertheless, unless it can be maintained as a financially healthy operational enterprise and be allowed to meet changing demands, the Club and the Clubhouse will suffer. It is</p>		
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		<p>imperative therefore that if the Clubhouse were to be locally listed that the Council recognises the need for continuing evolution, adaptation and alteration and, if necessary, extension to meet the reasonable needs of the business as these arise.</p> <p>The Club has insufficient on site parking and no open land which could possibly be made available to create more. The confined nature of the course also restricts the Club's ability to provide teaching and practice facilities, other than within the main playing areas.</p> <p>The building to the west of the Clubhouse and adjacent to the car-park that presently houses the existing professional's shop, office and rest-room for greens-staff, and the trolley storage is inadequate for present purposes.</p> <p>The building is of little merit, approaching the end of its practical useful life and planning permission is already in hand for its redevelopment. It is important to the Club that the proposal to provide these much improved replacement facilities, together with essential, additional car parking on this site should proceed.</p> <p>It is vital that if the Clubhouse were to be locally listed that would not be allowed unreasonably to restrict necessary changes that might have to be made to it in order to meet the needs of the Club in the necessary furtherance of its business. Having been built about 80 years ago in the Arts and Crafts style in keeping with much of the Garden Suburb architecture of the period, it has since had piecemeal changes made to it and has been extended to provide additional locker room areas etc.</p> <p>There have been proposals in the past to extend into the roof of the building to create an additional floor over the existing single storey area. There is a flat on first floor level at the eastern end of the Clubhouse, which provides live-in accommodation for the steward and catering franchisee. There is little or no scope for extending the floor-plate of the building, so the possibility of additional space in some of the remainder of the roof area is something that might well need to be in contemplation again. Such an extension should, in the Club's view, be capable of construction entirely in keeping with the scale, design and external appearance of the building.</p>		
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		<p>Extension into the roof would be unlikely to produce a full additional storey and as far as possible would probably be contained within or close to the existing roof line, with the addition of dormers. The Club considers that such a scheme would not be in any way contrary to the objectives of locally listing the building and, hopefully, would not be constrained unduly by such listing.</p> <p>The scope for extension of the floor-plate to any significant extent is more problematic. This is unlikely to be achievable because of its implications on car parking which, as has been said already, is underprovided at present. There is no other area into which it is presently considered that the Clubhouse could be extended.</p> <p>If the proposal for locally listing the Clubhouse goes ahead, it should only do so on the basis that necessary and appropriate changes to the building will thereafter be considered sympathetically by the Council.</p> <p>It is imperative from the Club's perspective that it is understood and will be taken into account that undue restriction of improvements, necessary works or extension would be likely to have seriously adverse implications for the future of the Club. Such restriction could compromise the Club's ability to maintain this cherished facility for the benefit of its members, visitors and the wider benefits that it offers in amenity and ecology terms to the surrounding area.</p> <p>On the above understandings, Hampstead Golf Club would prefer to work with the Council and with the Suburb Trust, than actively to object to the local listing proposal. We would be grateful if you would keep us informed of progress in this matter and please let the Club Secretary know if you need any further information.</p>		
32	<p>Consam</p> <p>Email sent: 22/03/2010</p>	<p><u>1. Overall view</u></p> <p>The Committee was unanimous in agreeing that the two documents represented a positive step forward in the conservation of the Suburb. In the Management Proposals the LBB had sympathetically distinguished our concerns about the conservation requirements and processes, whilst in the Design Guidance the Trust had covered the new conservation issues</p>	Support welcomed	Action

		<p>well, eg basements and sustainability, and had incorporated much of the detailed comment which Consam had represented earlier.</p> <p>Tony McGuire spoke vigorously about his profound disappointment that the LBB had not been forthcoming with a “Master Plan” for tackling the Suburb’s problems, but the remainder of the Committee accepted the inherent limitations of the scope of the work in respect of the Character Appraisal and expressed satisfaction that, for the first time, there was a formally agreed platform on which the Trust, the RA and the LB could constructively work together on the conservation issues. Consam was particularly pleased at the recognition of the importance of its Design Guidelines for the Public Realm</p> <p><u>2. Management Proposals</u></p> <p>In detail it was felt that there were a number of areas where the positions should be hardened. It was generally agreed that insufficient weight had been given to the problems arising from traffic and parking, and that more weight should also be given to sustainability.</p> <p><u>3. Design Guidance</u></p> <p>Similarly, there were some minor points in the Design Guidance which were not clear, and passages where the wording might be improved for easier understanding. Ordinary phraseology should replace planning language. These were not, however, issues of substance, and Consam would discuss changes with the Trust.</p> <p><u>4. Next Steps</u></p> <p>Comment is invited on the two documents from the RA Council. Annotated versions incorporating agreed amendments will be prepared by CONSAM for submission to the Trust and LBB by 22 March."</p>	<p>Annotated versions incorporating agreed amendments have been prepared by Consam for submission to the Trust and LBB by 22March.</p> <p>Consam have been granted 1 week to comment after their AGM.</p>	
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33	Asmunds Hill	Thinking about the concern to have every change transparently linked to a response; I suggest that James adds onto the formal response grid the fact that Barnet received from a volunteer on the project an annotated copy of the appraisal indicating minor typos and two factual points- 1) the planted bed on Willifield Green was a temporary feature to celebrate the Horticultural Society's Centenary 2) Parking in Heathcroft is restricted not prohibited.	Corrections incorporated	Action
	Out of office replies from:	Brian Reynolds Gangan Pillai Paul Bragg Jenny Warren Lesley Feldman Neil Richardson	No further comments made.	No action