

AGENDA ITEM: 7 Page nos. 74 - 144

Meeting	Finchley and Golders Green Area Environment Sub-Committee
Date	14 September 2011
Subject	Finchley Church End Conservation Area Character Appraisal
Report of	Cabinet Member for Planning
Summary	Following an extensive public consultation exercise in Finchley Church End, a Character Appraisal and Management Proposals have been prepared by the Council. This will provide the basis for future planning decisions and the context 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, adopted UDP and emerging Local Development Framework.

Officer Contributors	Jonathan Hardy, Team Leader-Urban Design & Heritage (PHR)
Status (public or exempt)	Public
Wards affected	Finchley Church End
Enclosures	Appendix 1 – Table of Responses to consultation Appendix 2 – Finchley Church End Conservation Area Character Appraisal, Management Proposals and Townscape Map
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

Contact for further information: Jonathan Hardy, Urban Design and Heritage Team 020 8359 4655

1. RECOMMENDATIONS

- 1.1 That the Sub-Committee recommends Cabinet approve the proposed revised boundary of the Finchley Church End Conservation Area.**
- 1.2 That the Sub-Committee approves the Article 4 Direction for Finchley Church End Conservation Area, as set out in paragraphs 9.3, 9.4 and 9.5 of the report and as shown on the map Section 7 (Appendix 3) of the Character Appraisal.**
- 1.3 That the Sub-Committee notes the results of the public consultation exercise and the revised text and maps for the Finchley Church End Conservation Area Character Appraisal and Management Proposals.**

2. RELEVANT PREVIOUS DECISIONS

- 2.1 The Finchley Church End Conservation Area Character Appraisal is the first such appraisal to be prepared for the Conservation Area, which was originally designated in 1979.
- 2.2 In 2006, the Unitary Development Plan (UDP) was adopted by Council. This is to be replaced by the emerging Local Development Framework (LDF). On the 29th March 2011, Cabinet approved the Core Strategy and Development Management Policies, for submission to the Secretary of State.
- 2.3 Delegated Powers Report 1326, 3 May 2011 - authorised a public consultation exercise with local residents and interested parties in Finchley Church End, the responses to which are recorded in Appendix 1: Table of Responses.
- 2.4 A subsequent Delegated Powers Report 1432, 31 August 2011 (Cabinet Member in consultation with Officer) has approved the revised Character Appraisal and Management Proposals, following the consultation exercise. Approval was also given for additions to be made to the Council's Local List of Buildings of Architectural or Historic Interest.

3. CORPORATE PRIORITIES AND POLICY CONSIDERATIONS

- 3.1 Designating this conservation area has helped meet the Council's (2011-2013) Corporate Plan priorities and objectives of delivering a Successful London Suburb 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.
- 3.2 Cabinet approved the Three Strands Approach in 2004, which seeks absolute protection of the Green Belt, Metropolitan Open Land and other valued open space from inappropriate development, the enhancement and protection of Barnet's suburbs, town centres and historic areas, and consolidated growth in areas in need of renewal and investment.
- 3.3 The Unitary Development Plan (UDP) adopted May 2006 sets out the development plan and conservation policies of the borough. In due course the UDP will be replaced by the LDF (Local Development Framework - the

statutory spatial development plan for Barnet). The Core Strategy was submitted for an Examination in Public in August 2011.

4. RISK MANAGEMENT ISSUES

- 4.1 The preparation of a Conservation Area Appraisal and Management Proposals is an important part of the process of designation and is referred to in the Borough's UDP (adopted 2006) and emerging LDF core strategy. Consultation with local residents, shopkeepers, other organisations and amenity groups ensures the document's ownership by and legitimacy to, the wider community.
- 4.2 The withdrawal of permitted development rights by use of an Article 4 Direction can lead to claims for compensation where planning permission is refused or granted subject to conditions. 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.
- 4.3 It is intended that 12 dwelling houses will be affected by the proposed Article 4(2) Direction, which would bring under planning control works that front a highway, in order to help preserve and enhance the character and appearance of the Conservation Area. Claims for compensation, in conservation areas where Article 4 Directions have been made, both in Barnet and elsewhere, are rare and there have been no known instances of claims for compensation being made.

5. EQUALITIES AND DIVERSITY ISSUES

- 5.1 The preservation and enhancement of the Finchley Church End Conservation Area, as supported by the Character Appraisal and Management Proposals, will be of benefit to Barnet's diverse local community and will contribute to the borough's rich built heritage. The adoption of the Appraisal and Management Proposals will enhance Barnet's reputation as a desirable and pleasant place to work and live.

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

- 6.1 The adopted documents and maps will be placed 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 Environment, Planning and Regeneration Directorate as part of the approved budgets and recouped where possible through external charging.
- 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 Article 4(2) Direction.

7. LEGAL ISSUES

- 7.1 In line with Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council designated the Finchley Church End Conservation Area in 1979.
- 7.2 Legal issues in relation to the Finchley Church End Conservation Area Character Appraisal are as contained within the body of the report.
- 7.3 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.

8. CONSTITUTIONAL POWERS

- 8.1 Council Constitution, Part 3, Responsibility for Functions - paragraph 3.10 details the functions of the Area Environment Sub-Committees which includes making recommendations to Cabinet on the designation of conservation areas.

9 BACKGROUND INFORMATION

- 9.1 The Character Appraisal for Finchley Church End defines the special character of the Conservation Area and identifies those buildings, spaces and other features considered to be important. Issues and Management Proposals are also included which provide a valuable tool to inform the Council's planning practices and policies to promote the preservation and enhancement of the Conservation Area. The economic prosperity of Finchley Church End can be improved by asserting its significance as a Heritage Asset. By positively improving the appearance and function, in particular of the predominately mixed use buildings, the opportunities for further economic activity and employment creation can be enhanced.
- 9.2 A number of additions to the Council's Local List of Buildings of Architectural and Historic Interest have been made and other buildings which are considered to make a positive contribution to the distinctive character and appearance of the Conservation Area have been identified and are shown on the Appraisal Map. The additions to the local list include the following:
- shopping parade at Nos. 321 – 333 Regents Park Road (including Alexandra House)
 - shopping parade at Nos. 44 - 54 Hendon Lane
 - 9 and 10 College Terrace
 - 1 – 4 Park Cottages, Hendon Lane
 - Morningside Cottage, Hendon Lane
 - the Old School House, Hendon Lane
 - Shopping parade at Nos. 2 – 20 Hendon Lane

- 28 Hendon Lane and Blue Beetle Hall adjacent to St. Mary's Church
- St. Margarets United Reformed Church, Victoria Avenue
- Nos. 297 - 311 Regents Park Road
- 313 Regents Park Road
- The Catcher in the Rye Public House, Regents Park Road

9.3 Article 4 Direction

An Article 4(2) Direction is proposed to be introduced and will apply to a number of properties and restricts a variety of types of permitted development that front a highway. For example, the replacement of windows and doors, extensions, outbuildings and the painting of external walls will be controlled by requiring an application for planning permission, but only where those works front a highway. The classes covered accord with the current General Planning Development Order (GPDO) 1995, as revised by the GPDO 2008. The proposed Article 4(2) Direction will help to ensure that minor developments and alterations are adequately controlled, which will help to secure the future preservation and enhancement of the Conservation Area's character and appearance.

9.4 The classes of development proposed to be controlled by the removal of specific permitted development rights, 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 and the installation of CCTV cameras. The classes proposed to be controlled are set out fully in the Management Proposals. Without introducing controls over these categories of minor development, the character and appearance of the individual properties could be harmed by unsympathetic changes. Consequently, the character and appearance of the Conservation Area would be eroded.

9.5 The following properties are proposed to be covered by the Article 4(2) Direction:

- 9 and 10 College Terrace
- 1 – 4 Park Cottages, Hendon Lane
- Morningside Cottage, Hendon Lane
- 28 Hendon Lane (excluding the adjoining Blue Beetle Hall)
- 1 and 2 Hendon Avenue
- Flora and Gothic Cottages, Gravel Hill

9.6 Conservation Area boundary changes

The townscape appraisal has identified alterations to the Conservation Area boundary to exclude sites that no longer merit inclusion or buildings whose inclusion is no longer logical. It is proposed to change the Conservation Area boundary in several places, by omitting the following sites:

- No. 1 Victoria Avenue
- 33 Church Crescent
- Rectory Close (Nos. 1-27)
- Pewterers Court, Rectory Close
- The Rectory, Rectory Close
- Marlborough House, 298 Regents Park Road
- Berkeley House, 304 Regents Park Road
- Supreme House, 300 Regents Park Road
- Molteno House, 302 Regents Park Road

The Appraisal Map indicates the boundary changes proposed.

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”.
- 10.2 In line with the Council’s approved Statement of Community Involvement, residents, businesses and religious institutions within the conservation area were consulted by letter, with an accompanying exhibition held at the Finchley Church End library. The public consultation exercise took place over a period of 21 days between 4th July and 25th July 2011. Approximately 500+ letters were distributed throughout the Conservation Area. The draft documents were available on-line and hard copies were also available at the Finchley Church End library, and from Barnet House Planning Reception. A small exhibition of related photographs and maps was simultaneously held at the Finchley Church End Public Library between the 4th-18th July.
- 10.3 Copies of the draft Character Appraisal, Management Proposals and Appraisal Maps were made available for viewing on the Council website. A wide range of bodies were consulted including Transport for London, English Heritage, Network Rail and local amenity societies, including the Finchley Society and the Avenue House Estate Trust. Local ward councillors were also consulted.
- 10.4 A total of thirteen responses were received, four of which were from individuals who responded through the public exhibition held at Finchley Church End Library. Generally speaking, the Appraisal was well received and the majority of comments related to suggested improvements to the text, although several responses were in reference to the demolished wall of Pardes House Grammar School in College Terrace. No objections were received in regard to the proposed Article 4(2) Direction or proposed additions to the local list. The results of the public consultation (with officer response and actions) are set out in the attached Appendix 1.

- 10.5 In accordance with Article 4 Direction regulations, a public notice was placed in the local press and letters were delivered to the specific dwellings affected by the proposed Direction, to inform and seek views from the owners or occupiers. No further responses were received as a result.
- 10.6 As a result of the comments received, a number of minor amendments to the text of the appraisal document have been made to address these concerns, as noted within Appendix 1, under "Actions".

11. NEXT STEPS

- 11.1 The character appraisal, appraisal map and management proposals will be posted on the Council website and hard copies made available for viewing. All owners/occupiers of buildings added to the Local List or placed under an Article 4(2) Direction will be informed in writing.
- 11.2 A report will be presented to Cabinet to seek formal approval of the changes to the Finchley Church End Conservation Area boundary.

12. LIST OF BACKGROUND PAPERS

- 12.1 Draft Character Appraisal, Management Proposals and Appraisal map for Finchley Church End Conservation Area.
- 12.2 Correspondence received following public consultation in July 2011.
- 12.3 English Heritage Guidance on Conservation Area Appraisals, and the Management of Conservation Areas (February 2006).
- 12.4 PPS 5 (Planning for the Historic Environment) March 2010
- 12.5 DPR dated 3rd May 2011 authorising public consultation on the Finchley Church End Character Appraisal
- 12.6 DPR dated 31st August 2011 approving the Finchley Church End Conservation Area Character Appraisal, Management Proposals and Appraisal Map.
- 12.7 Any person wishing to inspect the papers listed should telephone 0208-359-4655/4667

Legal: SAL
Finance: JF

Appendix 1 – Finchley Church End (TABLE OF RESPONSES)

No	Date	Comments received	Officer Response	Action
1	Email received 5 th July 2011	<p>Dear Sirs</p> <p>I acknowledge your letter regarding Public Consultation: Review of Finchley Church End, which was received on 4 July 2011. This has been referred to PC Antony Powell who will be responding to your letter as soon as possible. I have also passed a copy to Chief Superintendent Neil Basu.</p> <p>In the meantime, if you require any further information, please do not hesitate to contact the office at the above address. Please quote the above reference number on any further correspondence.</p> <p>Yours faithfully,</p>	No changes proposed	None
2	Email received 10 th July 2011	<p>Public Consultation: Review of Finchley Church End Conservation Area</p> <p>Thank you for the copy of this document, and the opportunity for the Avenue House Estate Trust to comment upon it. The Trust broadly welcomes the document, insofar as it is affected by it, and particularly welcomes the recognition given to, and the general approach to, the Avenue House Estate. We have the following specific comments. Where a comment might require a change in the document we have emboldened the relevant section.</p> <p>Para 1.3 – we welcome the specific reference to the Avenue House Grounds in Policy L11, and that the policy framework protects the grounds from development. We consider that this, combined with the listing of almost all the buildings on the Estate, is an excellent way of protecting the legacy of Henry Charles Stephens.</p> <p>Para 1.4 – we consider that policy 4B12 should specifically apply to the Avenue House Estate, and would suggest that</p>	<p>Positive comment</p> <p>Positive comments</p> <p>Policy 4B12 will be adhered to when considering any application for change to Avenue House Estate.</p>	Action – as officers comments. Changes made to text.

Appendix 1 – Finchley Church End (TABLE OF RESPONSES)

	<p>this be specifically mentioned.</p> <p>Para 2.2 – we welcome the comments about the Avenue House estate, and their value to the area in providing ‘a tranquil, green, peaceful retreat’.</p> <p>Page 15 – we believe that Hertford Lodge is of a somewhat later date than Avenue House, approximately 1869.</p> <p>Page 15 – Please correct the spelling of Stephens</p> <p>Para 4.2 – we welcome the recognition of the importance of the views in the Avenue House Estate, and suggest that since you specifically mention both the House and the Gardens, that you refer to ‘views in the Avenue House Estate’ rather than ‘the Avenue House Gardens’ in the third bullet point. We also welcome the recognition of the need to maintain these views, including from longer distances.</p> <p>Para 4.3 – Open Spaces. We suggest that the reference to Capability Brown is removed: we are aware of no link between the Avenue House Estate and his work. The gardens were designed by Robert Marnock, the major garden designer of his day, and reference should be to him.</p> <p>Para 4.4, fourth bullet point. Here are over 100 species of trees in Avenue House Estate, making it one of a very small number of properties in London that can be classified as an Arboretum. We suggest that this is brought out in the bullet point.</p> <p>Para 5.2 – you bring out the number of listed buildings in St Mary’s churchyard, but not that five of the twenty one listed buildings in the Conservation Area are on the Avenue House Estate, the largest concentration of listed buildings in the Conservation Area. We suggest that this point is brought out.</p> <p>Para 5.5 – we note and welcome the reference to the use of stone in the Avenue House Estate. We suggest that the left hand photograph in this section should make clear that the building is the (listed) Estate Lodge House.</p> <p>Para 6.3 – again, please correct the spelling of Stephens.</p>	<p>Positive comments</p> <p>Text change</p> <p>Text change</p> <p>Comments welcome – text changed</p> <p>Text change agreed</p> <p>Reference to be made to there being over 100 species of trees within Avenue House Estate</p> <p>Text changed to reflect that there are 6 listed building in Avenue House Estate</p> <p>Change accepted. Appendix 1 to be revised to include 17, the Lodge.</p> <p>Text change</p>	
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Appendix 1 – Finchley Church End (TABLE OF RESPONSES)

		<p>Also, please note that our formal name is the Avenue House Estate Trust, not as shown in this paragraph.</p> <p>Para 6.3 –We agree with your comments on the Bothy and the water tower, and welcome the latter.</p> <p>Para 7.6 – we agree with your comments, but refer to Para 6.3 regarding the water tower.</p> <p>Recommendations 1 and 3 – we support these recommendations.</p> <p>Recommendations 2,4,5, 7, 8 and 9 – these are outside the scope of the Trust, so we have no comment upon them</p> <p>Recommendation 6 – we support this recommendation, but suggest that Avenue House Estate Trust should have a role on the Advisory Committee since the Avenue Hosue Estate is such an important part of the Conservation Area.</p> <p>One more, our thanks for the opportunity to comment on this document. If we can be of any further assistance please do not hesitate to contact the undersigned, either through the phone number above, or by email to chairman@avenuehouse.org.uk</p> <p>Yours sincerely</p>	<p>Positive comments</p> <p>Positive comments</p> <p>Comments noted</p> <p>Contact details of the Chair of the Advisory Committee will be forwarded to the Avenue House Estate</p>	
3	<p>Email received 12th July 2011</p>	<p>I support the findings and recommendations in the document http://www.barnet.gov.uk/draft-finchley-church-end-ca-june-2011.pdf</p> <p>In particular I am interested in the negative features highlighted on pages 32 and 33.</p> <p>I have noted the restrictions in recommendation 7 and wonder if this could be an opportunity to improve existing shop fronts and the look and feel of the town centre as well as future developments.</p> <p>I'd also support the area being extended further North up Regents Park Road further towards the Railway Line as this is also a key part of the "town centre" and affected by many of the negative aspects highlighted in the report.</p>	<p>Positive comment</p> <p>Noted</p> <p>Noted - shopfront summary and guidance promoting good design throughout Borough has been updated and recently promoted. Applications will be dealt with in line with this guidance as and when they present themselves.</p> <p>Noted – the buildings referred to are not of sufficient architectural and historical quality to extend the Conservation Area boundary north.</p>	No action

Appendix 1 – Finchley Church End (TABLE OF RESPONSES)

		<p>Please let me know if you require further feedback.</p> <p>Kind regards</p>		
4	Email received 13 th July 2011	<p>Public Consultation: Review of Finchley End Conservation Area</p> <p>Thank you for your letter dated 1 July 2011, requesting Natural England's views and comments on the above consultation document. Your request has been passed to me as a member of the land Use Services Team for response.</p> <p>Conservation Area status is a low priority area for Natural England, therefore we are pleased to see your consultation with English Heritage whose remit this type of consultation is more appropriate for.</p> <p>Open Spaces, Trees and Hedges together with the Public Realm referenced in the document are welcomed and are encouraged to be integrated into landscaping and development proposals, using existing topographies. These issues can form part of a Green Infrastructure approach to enhancement and protection of areas.</p> <p>The use of the existing natural topographies can be linked to Natural England's natural signatures. Natural signature refers to the underlying landscape of an area, which if drawn out, can make a direct and powerful contribution to 'sense of place' and local distinctiveness.</p> <p>Natural England has recently produced the London Landscape Framework which gives further guidance on the 'natural signatures'. We recommend that you refer to this document and ensure that this document can also be reflected in the Green Grid section of the Council's Core Strategy. The London</p>	<p>Reply from Policy Team - Reference is made to the London Regional Landscape Framework in the Core Strategy and we highlight in Policy CS 5 – Protecting and enhancing Barnet's character to create high quality places that we will ensure through our Green Infrastructure SPD that the key</p>	Action – email forwarded to Policy Team for comment

Appendix 1 – Finchley Church End (TABLE OF RESPONSES)

		<p>Landscape Framework can be found at:</p> <p>http://www.naturalengland.org.uk/regions/london/ourwork/londonnatural/signatures.aspx</p> <p>Subject to the above Natural England have no further substantive comments to make on this consultation and I hope that this makes Natural England's position clear but if you have any further questions about this letter or require further information please do not hesitate to contact us.</p> <p>Yours Sincerely,</p>	<p>characteristics of Barnet's landscape are protected and enhanced.</p>	
5	<p>Email received 15th July 2011</p>	<p>With reference to your letter of 5 July regarding the above, please would you let me know, as my property does not "face a highway", that in the event I would need to replace a window, door or roofing material, I would be required to apply for planning permission.</p>	<p>With regard to your enquiry about the proposal to apply an Article 4(2) direction to your property, I can confirm that should you wish to make any changes to the front elevation of your property, such as replacing a window, door or the roofing material, which did not constitute a like-for-like repair, you would need to apply for planning permission.</p> <p>Whilst I appreciate that your property is not facing a vehicular road, a "highway" is defined as including all public roads, footpaths, bridleways and byways, and as such, the footpath passing your front elevation would be considered as the highway.</p>	<p>Email reply sent 18th July 2011.</p>
6	<p>Email sent 19th July 2011</p>	<p>Thank you for the opportunity of commenting on this draft. I think the overall approach is good; I welcome the proposals to add some buildings to the Schedule of Buildings of Local Architectural or Historical Interest, and in addition to designate some 'positive buildings' with a degree of special protection; I am also content with the proposals to remove certain areas from the Conservation Area.</p>		<p>Action – text changes where indicated</p>

Appendix 1 – Finchley Church End (TABLE OF RESPONSES)

	<p>I have a number of minor comments on the drafting of the document, which will I hope improve it. They are as follows:-</p> <p>1.2 fourth bullet point - 'provide' not 'provides'. 1.3 third paragraph third line 'borough's' not 'borough' 1.3 fourth paragraph alter to 'protects public open space (for instance Avenue House Grounds) from development which . . .' 1.3 at the end read '. . . to investigate the desirability of designating additional conservation area or extending existing ones.' 1.4 There are no regional policies any more; so make the heading 'National and London-wide policies' and delete 'regional' in the first paragraph. Since the new London Plan will have appeared by the time this document is finalised, it may be best to delete the paragraph which refers to the old Plan, and cite only the new one.</p> <p>2.1 'Finchley Church End', not 'Finchley Central'. Surely not 'through the northern part of the borough'? Delete 'northern part of'. Finchley Church End is not properly described as a village. The final two sentences on census data are irrelevant: Church End Ward is far larger than the conservation area. Delete them.</p> <p>2.2 Grove Lodge merits mention here.</p> <p>3.1 'Domesday', not 'Doomsday'. I am not sure about the third sentence of the first paragraph. The map should be given a precise date. on page 15, 'Stephens', not 'Stevens', and King Edward Hall (not 'Edwards') The picture on Page 16 is said to be of Pardes House School. Of course, when the picture was taken it was 'Christ's College'; this causes confusion later in the document (eg at the bottom</p>	<p>Text change agreed Text change not agreed - Text change not agreed -</p> <p>Text change agreed</p> <p>Text change agreed. Reference to northern part of borough deleted.</p> <p>Remove reference to village Census data to remain.</p> <p>Text change agreed</p> <p>Text change agreed There is no known date for the map</p> <p>Text change agreed</p> <p>Text change 'Pardes House School, formerly Christ's College'</p>	
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Appendix 1 – Finchley Church End (TABLE OF RESPONSES)

		<p>of page 24 and on page 48 it appears as if there are two schools, one Pardes House and the other Christ's College) There is still a 'Christ's College', but it is well outside the conservation area. There should be a sentence somewhere explaining that what was built as Christ's College is now Pardes house. I am not sure if there are currently two institutions on the same site; you will wish to check.</p> <p>3.2 Archaeological Significance. The Hendon and District Archaeological Society (HADAS) is offering a redraft of this paragraph</p> <p>Page 20 'Open Spaces' - it is worth mentioning Robert Marnock as responsible for the Avenue House Grounds.</p> <p>Page 35 last paragraph. 'Stephens' for 'Stevens'. I did not know there had been a fire at Hertford Lodge; surely it is Avenue House that was restored following a fire, while Hertford Lodge has recently been converted into flats. The Trust runs the grounds, as well as the buildings in the Avenue House estate.</p> <p>Page 37 'in the last sentence 'but is' is odd; perhaps 'and may be beyond . . '</p> <p>7.6 Is not the Cartwright monument being restored?</p> <p>Page 40 'supersede', not 'supercede'</p> <p>Page 43 'categories' for 'catagories'. Is 'Edward House' the same as 'King Edward Hall'?</p>	<p>This is dealt with in a separate email</p> <p>Text addition agreed</p> <p>Text change accepted. Both buildings have been restored after fire</p> <p>Text addition agreed</p> <p>Text change accepted</p> <p>Monument is proposed to be restored, although works have yet to take place Text change accepted</p> <p>Edward House adjoins King Edward Hall on Hendon Lane</p>	
7	Email sent 21 st July 2011	<p>REVIEW OF FINCHLEY CHURCH END CONSERVATION AREA Thank you for letter dated 1 July 2011 inviting the Highways</p>	No comments offered	No action

Appendix 1 – Finchley Church End (TABLE OF RESPONSES)

		<p>Agency (HA) to comment on the review of Finchley Church End Conservation Area.</p> <p>The HA is an executive agency of the Department for Transport (DfT). We are responsible for operating, maintaining and improving England's Strategic Road Network (SRN)1 on behalf of the Secretary of State for Transport.</p> <p>The HA has reviewed the consultation document and has no comment at this time.</p> <p>I hope that the above information is helpful to you, please do not hesitate to contact me to discuss anything further.</p> <p>Yours sincerely</p>		
8	Email sent 25 th July 2011	<p>Thank you for sending a copy of this report which I found most interesting and a good record of the area. I understand that Peter Pickering has suggested some useful changes to the main body of the report.</p> <p>However HADAS would like to recommend an amendment to the Archaeological Section as follows:</p> <p>3.2 The central section of the Conservation Area is of considerable archaeological interest. Finchley Church End was agricultural and only lightly populated before the 19th century, although the Church of St. Mary's on Hendon Lane has its origins in the 12th century. Recent excavations have yielded pottery securely dated to between AD 1150 and 1250 as well as evidence of structures (post holes, beam slots and ditches) from the same time period. It seems that a small hamlet grew up about the church in early medieval times. There appears to have been occupation on the site ever since. Of older times, a small quantity of worked flints from the Mesolithic period have been found in a number of excavations. The Council has identified the western part of the Conservation Area, including Hendon Lane, as a Local Area of Special Archaeological Significance. UDP policy HC17 will be applied when assessing applications for planning permission within the designated area of</p>	Text revision inserted	Action

Appendix 1 – Finchley Church End (TABLE OF RESPONSES)

		archaeological significance (see Appraisal map) Best wishes		
9	unless otherwise stated, all the following responses came from the public exhibition held at Finchley Church End Library	<p>The exhibition in Church End Library and the ‘Hard Copy’ book are clear and the proposals look appropriate and unexceptionable. We raise no objections to the plans as set out – just hope it will not be too expensive as other things (e.g. road-drain cleaning and minor road pavement repairs) should be attended to as priorities. So we make just a few comments on the text in the hard copy of the draft.</p> <ol style="list-style-type: none"> 1. p. 12 section 2.2: caption to photo. The County Court is on the site of the Junior School + school offices, not the Infant School (which building remains as noted on p. 14) 2. P. 21: Section 4.3: “A small triangle of green space sits at the junction of Gravel Hill with Hendon Lane....with a centrally sited mature oak tree...” Its not an Oak, it’s a Horse Chestnut (unusually it flowers red, in season – when younger it flowered twice a year, most surprising!). It’s not being picky to get this right. To “list” a tree presumably brings commitment to potential need for expenditure if the tree is sick and needs treatment. I think horse chestnuts now have propensity to some horrid disease to which oaks may be immune. 3. P. 24: Section 5.5: and exhibition map): There seems some confusion about the naming of Pardes House School and Christ’s College. The building in Hendon Lane was built in the 19th century as Christ’s College. Now Christ’s College has new premises, not in Finchley Church End Conservation Area. 4. Please do give the proper name to St-Mary-at-Finchley Church. This isn’t being whimsical. Confusion has arisen because there are several St. Mary’s churches in the district: eg: at East Finchley, at East Barnet and, 	<p>Text change made</p> <p>Text change accepted</p> <p>Text revised for clarification purposes</p> <p>Text revised for clarification purposes</p>	Action

Appendix 1 – Finchley Church End (TABLE OF RESPONSES)

		<p>particularly confusingly, at Hendon, where the precincts are known as Church End, as they are at St-Mary-at-Finchley (the address of which is Hendon Lane.) More than one funeral cortege has gone to the wrong place! If the full, ancient correct name of St. Mary-at-Finchley is given (as it is just once, I think, in your draft plan: on p. 48: section 4.1. of Appendix 1) it's helpful to all.</p> <p>Finally thank you for some very good well expressed thoughts- the value of vistas on P. 18... and how well-put: "The roads within the Conservation Area are, in effect, the public open spaces"...</p> <p>Our green spaces are vitally important: the urban vistas of roads and buildings and street-furniture, in relation, must be cherished too.</p>	Positive comments	
10		<p>Please could the Pardes School wall be rebuilt following its demolition by the council.</p> <p>Thanks</p>	The school needs to secure funding in order to budget for the wall repair. Further discussions will take place to prompt this action.	Action
11		<p>I wish to query the local listing of 28 Hendon Lane and the Blue Beetle Hall and the Article 4 direction on 28 Hendon Lane. These conjoined buildings have had a very dynamic history. The appearance of 28 Hendon Lane has changed with its usage over the years and part of the character it brings to Church End is its living history. I feel it would be a shame to fossilise this development at the arbitrary date of 2011.</p>	The council recognise the rich and dynamic history of these buildings and wish to protect them from inappropriate development. As such, this is why they were proposed for local listing and an Article 4(2) direction.	No action
12		<p>As College Terrace is in a conservation area why has nothing been done with regards to the wall of Pardes House School. The wall was removed by Barnet Council some years ago and despite numerous requests for it to be replaced, these have all been ignored. Apart from the eyesore that it is, it is used frequently as a <u>toilet</u> and a <u>rubbish dump</u>. A further problem are the footballs which often hit our vehicles and our homes causing damage.</p>	This wall was removed due to its dangerous condition some years ago. Further attempts will be made by the council for its re-instatement.	Action

Appendix 1 – Finchley Church End (TABLE OF RESPONSES)

13	Letter sent 21 st July 2011	<p>Review of Finchley Church End Conservation Area</p> <p>Thank you for your letter dated 1 July 2011 inviting the Highways Agency (HA) to comment on the review of Finchley Church End Conservation Area.</p> <p>The HA is an executive agency of the Department for Transport (DfT). We are responsible for operating, maintaining and improving England's Strategic Road Network (SRN) on behalf of the Secretary of State for Transport.</p> <p>The HA has reviewed the consultation document and has no comment at this time.</p> <p>I hope the above information is helpful to you, please do not hesitate to contact me to discuss anything further.</p> <p>Yours Sincerely</p>	No comment	No action
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Appendix 1 – Finchley Church End (TABLE OF RESPONSES)

Finchley Church End

Conservation Area

Character Appraisal



For further information on the contents of this document contact:

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(add 'character appraisals' in the subject line)

Contents

Part 1	Character appraisal	6
Section 1	Introduction	6
1.1	Conservation areas	6
1.2	Purpose of a conservation area character appraisal	6
1.3	The Barnet Planning Policy Framework	7
1.4	London-wide and national policies	8
1.5	Article 4 directions	8
Section 2	Location, uses and activities	9
2.1	Location	9
2.2	Uses and activities	10
Section 3	Historical development of Finchley Church End	13
3.1	Historical development	13
3.2	Archaeological significance	16
Section 4	Spatial analysis	17
4.1	Topography	17
4.2	Views and vistas	17
4.3	Streets and open spaces	19
4.4	Trees and hedges	21
4.5	Public realm	22
Section 5	Buildings and architecture	24
5.1	Introduction	24
5.2	Listed buildings	24
5.3	Locally listed buildings	24
5.4	Significant unlisted buildings	24
5.5	Building styles and materials	25
5.6	Architectural features	29

Section 6	Character areas	30
6.1	Area 1: Hendon Lane (including the shopping parades and schools)	31
6.2	Area 2: Regents Park Road (south of Alexandra House, including the modern flatted and office developments)	34
6.3	Area 3: Avenue House Estate (including Hertford Lodge and the landscaped parkland)	35
Section 7	Issues	38
7.1	Issues and threats	38
7.2	Public realm	38
7.3	Traffic measures	38
7.4	Inappropriate recent development	38
7.5	Shopfronts	38
7.6	Buildings at risk	39
7.7	Conservation area boundary	39
Part 2	Management proposals	40
Section 1	Introduction	40
1.1	The purpose of management proposals	40
Section 2	Recommendation	41
2.1	Statutory controls	41
2.2	Conservation Area boundary	41
2.3	Listed buildings	42
2.4	Buildings of local architectural or historic interest and significant unlisted buildings	42
2.5	Article 4(2) direction	44
2.6	Conservation Area advisory committee	45
2.7	Shopfronts and advertisements	45
2.8	Trees and planting	46
2.9	Public realm	46

Section 3	Document review	47
Section 4	Appendix 1	48
4.1	Statutorily listed buildings	48
Section 5	Appendix 2	50
5.1	Locally listed buildings	50
Section 6	Bibliography	51
Section 7	Appendix 3	52
7.1	Townscape appraisal map	52

Part 1 Character appraisal

Section 1 Introduction

1.1 Conservation areas

The Civic Amenities Act of 1967 provided the original legislation allowing the designation of “areas of special architectural or historic interest,” as conservation areas, whose character should be preserved or enhanced. It is the quality and interest of an area, rather than that of individual buildings, which is the prime consideration in identifying a potential conservation area.

This concept has developed and is now enshrined in the Planning (Listed Buildings and Conservation areas) Act 1990. Section 69 of the Act provides a local planning authority with powers to designate conservation areas, and to periodically review existing and proposed conservation areas. Section 71 requires local authorities to formulate and publish proposals for the preservation and enhancement for their conservation areas. Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

1.2 Purpose of a conservation area character appraisal

Conservation areas are designated by local planning authorities after careful local assessment. This assessment forms the basis for a Character Appraisal Statement. The format and scope of such statements are guided by English Heritage.

Finchley Church End Conservation Area was designated by the council in July 1979. This Character Appraisal Statement seeks to identify the special characteristics of the Conservation Area so that they may be better preserved and enhanced in the future.

Government legislation on Conservation Areas and historic buildings generally, is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, which states in section 71:

“It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.”

The aim of this character appraisal is to:

- improve the understanding of the history and historical context of this area of Barnet
- generate awareness of exactly what it is about the Finchley Church End Conservation Area that makes it of “special interest”
- provide residents and owners with a clear idea of what should be cared for and preserved
- provide residents and owners with a clear idea of what enhancements can be made to the Conservation Area
- provide Barnet Council with a valuable tool with which to inform its planning practice and policies for the area

- provide guidelines to preserve and enhance conservation areas' special features, in the "Management Proposals".

The Council can then ensure that all applications for change within the Conservation Area comply with the requirements of the relevant legislation.

1.3 The Barnet Planning Policy Framework

The current local policy document covering this area is the Barnet Unitary Development Plan (2006). Of particular relevance is the strategic policy GB Env 4, which aims to protect by preserving and enhancing buildings, areas, open spaces or features that are of special value in architectural, townscape or landscape, historic, agricultural or nature conservation terms.

Policies HC1 and HC2 aim to preserve or enhance character and appearance of conservation areas by controlling inappropriate development and demolition. Policies HC14 and HC15 seek to protect Locally Listed buildings and their setting.

Finchley Church End Town Centre has been classified as a District Town Centre, with Regents Park Road and the northern part of Hendon Lane classified as secondary retail frontage. Policy GTCR1 seeks to sustain and enhance the vitality and viability of the borough's town centres and GTCR2 seeks to ensure that all residents of the borough have ready access to a wide range of goods, services and facilities in their town centre.

Policy L11 protects public open space from development which is harmful to the character of the area and not in the interests of the community, as in the case of the Avenue House Grounds. Policy GRoadNet aims to ensure that roads within the borough are used appropriately according to their status in the defined road hierarchy. Regents Park Road is classified as tier 1, whilst Hendon Lane is classified as tier 2.

The Barnet UDP is due to be replaced by the Local Development Framework (LDF) Core Strategy, within which Policy CS5 protects and enhances the borough's suburbs and historic areas. CS6 promotes Barnet's town centres, seeking to protect and enhance "local" neighbourhood centres. CS7 enhances and protects Barnet's open spaces whilst CS9 provides effective and efficient travel, encouraging trips to route according to the road hierarchy.

Within the LDF Development Management Policies, DM01 protects Barnet's character and amenities. DM04 preserves and enhances Barnet's heritage assets. DM09 ensures town centres are enterprising locations serving their communities. DM10 maintains and protects local centres and parades and DM 13 protects all types and sizes of public open spaces.

This Character Appraisal will help deliver the objectives of the Three Strands Approach (PEG) – Protection, Enhancement and Consolidated Growth - seeking to deliver successful high quality suburbs now and for the future.

Conservation areas fall under both the first and second strands as they require preservation or enhancement of their character or appearance. The PEG approach highlights Barnet as an attractive,

desirable place to live, rich in heritage and therefore, there is a need to provide appropriate planning protection for conservation areas and where appropriate to investigate the desirability of designating additional conservation area or extending existing ones.

1.4 London-wide and national policies

The Spatial Development Strategy for Greater London, The London Plan (July 2011) contains a number of policies considered relevant to Finchley Church End Conservation Area. They include Policy 2.15 which requires development proposals to sustain and enhance the vitality of town centres. Policy 4.7 seeks to improve capacity for retail, commercial, culture and leisure development in town centres. Policy 4.8 seeks to support a successful, competitive and diverse retail sector which promotes sustainable access to the goods and services that Londoners need. Policy 7.4 requires new development to build on the positive elements of the character of an area. Policy 7.8 requires new development to preserve heritage assets and make provision for the protection of archaeological resources. Policy 7.9 requires regeneration schemes to make use of heritage assets.

The Government, through the Department of Culture, Media and Sport (DCMS), the Department of Communities and Local Government (DCLG) and English Heritage issued Planning Policy Statement 5 (PPS 5 - Planning for the Historic Environment) on 23rd March 2010, which has replaced Planning Policy Guidance Notes 15 and 16.

PPS 5 sets out planning policies on the conservation of the historic environment. These policies should be read alongside other relevant statements of national planning policy. Guidance to help practitioners implement this statement, including the legislative requirements that underpin it, is provided in the accompanying Practice Guide.

1.5 Article 4 directions

The General Permitted Development Order (GPDO) 1995, as revised in 2008, allows certain types of development to be carried out without the need for planning permission. Such 'permitted development' is restricted by the terms and conditions of the Order, which also sets out stricter criteria for Article 1 (5) land, including conservation areas. Even so, small scale changes can erode the character of an area and Barnet Council can bring such developments under control by issuing an Article 4 Direction.

Article 4 directions are issued by local planning authorities and remove some or all permitted development rights from properties, often within conservation areas. There is currently no Article 4 Direction covering the Finchley Church End Conservation Area but a number of properties are proposed to be covered by such a direction as outlined in the management proposals in part 2 of this document. The proposed Article 4 Direction will control various types of minor development in an effort to ensure that any changes preserve or enhance the special character of the Conservation Area.

Section 2 Location, uses and activities

2.1 Location

The Finchley Church End Conservation Area lies close to the centre of the borough, forming one of three shopping centres in Finchley, namely; Finchley Church End, East Finchley and North Finchley. Finchley developed along the route of the Great North Road that runs north-south through the borough.

Finchley Church End is comprised of notable Edwardian shopping parades to the north of the Conservation Area, at the junction of Regents Park Road and Hendon Lane. These continue southwards into Hendon Lane and Regents Park Road. This location is in the western part of the Conservation Area. It consists of two schools, a church and a cluster of houses. Avenue House and its grounds lies in the eastern part of the Conservation Area on East End Road. The surrounding areas are mainly residential in character. The 2001 census showed that Finchley Church End is Barnet's smallest ward, with 13,810 residents. 37.2% of residents within the ward own their homes outright.



2.2 Uses and activities

Finchley Church End is principally an historic village centred on St-Mary-at-Finchley Church. Small town centre amenities are present such as two schools, offices, housing and a shopping area with a wide range of shops and restaurants. These service the surrounding residential population and office developments. A characteristic type of housing within the Conservation Area is in the form of modest Victorian cottages e.g. on Gravel Hill, Hendon Lane, and College Terrace. Modern purpose built apartments, flats and small houses provide a much denser form of development such as at Rectory Close and Spencer Close, off Hendon Lane and Regents Park Road respectively.



Park House, a grade II listed 18th century villa



St Mary's Church grade II* listed



Pardes House School

The eastern side of the Conservation Area is characterised by the Avenue House Estate comprising a collection of listed buildings in beautifully landscaped grounds. Together, with the small churchyard behind St-Mary-at-Finchley Church, on Hendon Lane, these areas provide tranquil, green, peaceful retreats within an otherwise, built-up, urban area.

Regents Park Road is urban and noisy in character with the bustle of traffic, offices and shops. In contrast, traffic is less prolific and travels at a slower pace in Hendon Lane, Gravel Hill and the side streets such as College Terrace. Grove Lodge, a locally listed building on Regents Park Road, has recently been restored and converted for use as offices.



St Philip the Apostle Church

The shopping parades on Regents Park Road include a number of restaurants and late night uses, which ensure vitality throughout the day and into the night. At the rear of the Hendon Lane parade, the rear service road accommodates light industrial uses such as car repair workshops.



View looking north along Hendon Lane



The Catcher in the Rye Public House

There are three churches in the Conservation Area: St-Mary-at-Finchley, the parish church of Finchley, which is grade II* listed, the Catholic church of St. Phillip the Apostle on Gravel Hill and St. Margaret's United Reformed Church on Victoria Avenue. All have parish halls, which provide a notable community focus within the area. Pardes House Primary and Grammar Schools provide an additional community focus together with lively activity throughout the day.



View of Avenue House and Hertford Lodge from East End Road



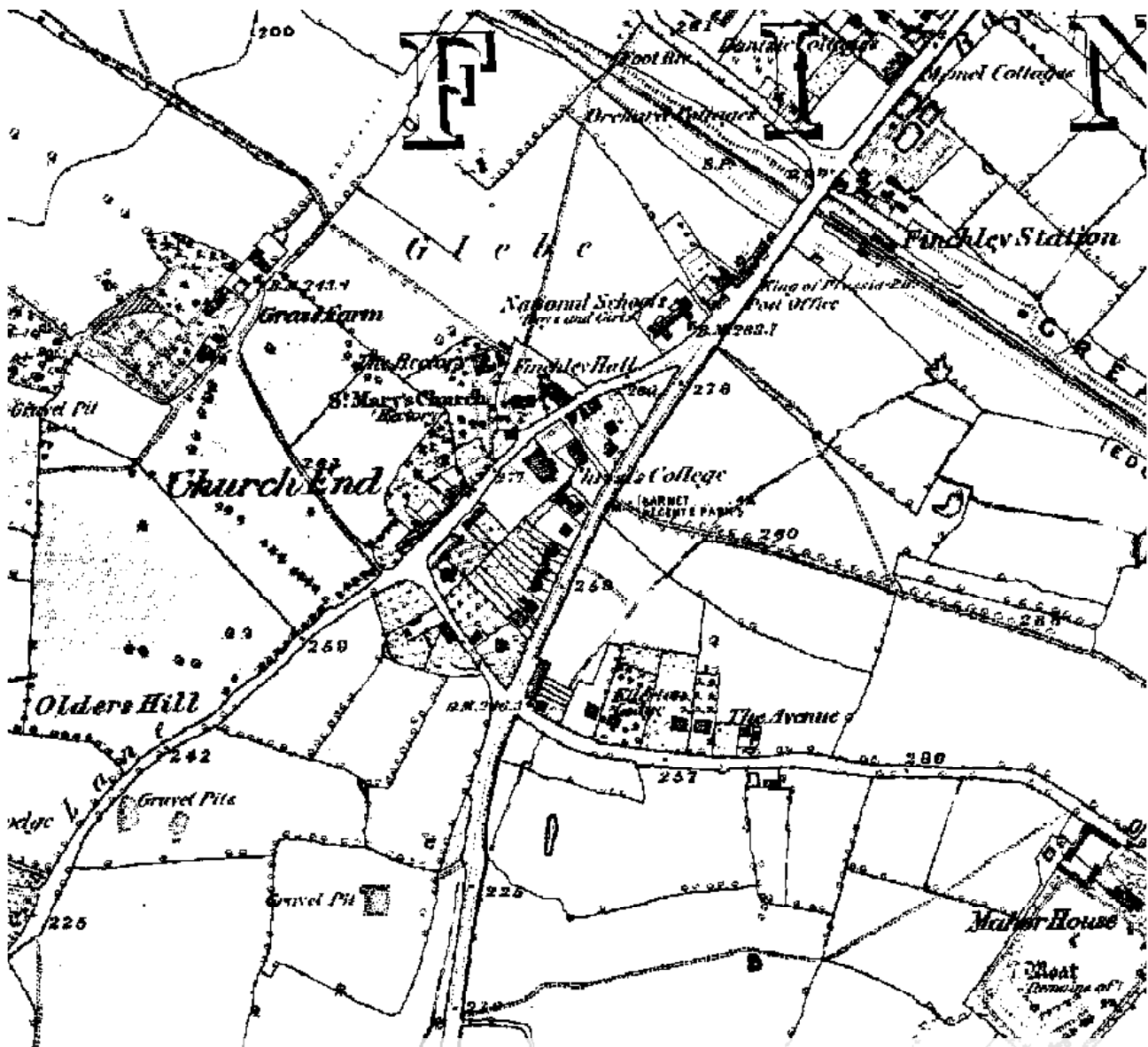
St Mary's County Court on Regents Park Road

The County Court, located at the junction of Hendon Lane and Regents Park Road, is a modern 3 storey building of good design which sits behind two large Corsican pines, both of which have Tree Protection Orders (TPO), in a prominent position at the northern tip of the Conservation Area. It occupies the former site of St Mary's Junior School.

Section 3 Historical development of Finchley Church End

3.1 Historical development

There is no mention of Finchley in the Domesday Book, which was compiled in 1086. At that time Finchley was part of the Bishop of London's land and was probably not shown separately. Finchley Common ran northwards towards the edge of the Bishop's park.



Finchley Church End, late 19th century

The soil in the area is heavy, poorly drained clay, which was difficult to cultivate and therefore supported woodland. Steady clearances to provide timber for housing and firewood for cooking and heating allowed settlements to develop. By the end of the 13th century settlements had grown to the edge of the common but the population remained low with only isolated cottages and dispersed settlements.

St-Mary-at-Finchley Church is first mentioned in 1274. Finchley Church End derives its name from this. In 1350 a new northerly route from London was opened as the Bishop allowed travellers to pass through

his park. This ran from the north of the city, through Highgate, Finchley, and Chipping Barnet and on to St. Albans. A small settlement grew up near a gate at the foot of the hill. This became known as East End (now known as East Finchley). North End (which is now known as North Finchley) developed when the road from Totteridge met the new highway. The enhancement of The Great North Road provided the stimulus for the establishment of inns, smithies and other supporting services along the route and clusters of development such as Finchley Church End began to grow. The Avenue, which runs east from Regents Park Road, is derived from a line of trees planted by Elizabeth King whose husband was Lord of the Manor in 1600.



In 1659 Hendon Lane, running from Hendon to Church End was known as Finchley Hill. Around this time the common was gradually tamed and put to pasture. In turn small dairies grew up, each one serving a hinterland of about five miles, but the most important crop was hay for the large horse population of London. Apart from a scattering of services to support the north-south route, Finchley Church End was inhabited, in the main, by agricultural labourers associated with these crops. The Anglican community set up a National School in 1813. It was later established as St. Mary's School. The infant school building still remains on the site. The Queens Head Public House was located next to the Church in Hendon Lane but it burned down in 1833 and was eventually relocated to the junction of Regents Park Road and East End Road.

In the 1820's the look of the area was changed by the further development of London's transport network. Until this time the only route from Temple Fortune to Finchley was along a road called



Avenue House

Ducksetters Lane. This ran parallel to the present Regents Park Road, to the west, and terminated where Gravel Hill is today. The road then passed along the very top part of Hendon Lane, before continuing north as Ballards Lane. In 1826 an Act of Parliament meant the construction of a new turnpike road between Marylebone and North Finchley. Today, in Church End, this road is called Regents Park Road, which replaced Ducksetters Lane. The area still provided for the needs of travellers until the coming of the railways in the 1830's, when the local economy began to suffer following a decline in coaching. At this point new development began to appear, in particular market gardens. Avenue House was built in 1859, with its neighbour Hertford Lodge built in 1869. Both villas were built in a similar style in stucco and slate with tall chimneys in the Italianate style. Avenue House was owned by Henry Charles Stephens, the ink manufacturer, and was left to the people of Finchley on his death. Today the estate comprises of a picturesque collection of buildings and landscaped grounds used as a local park.

In 1867, the Edgware, Highgate and London Railway opened a station at Finchley, now known as Finchley Central Station, on the Northern Line. This provided the stimulus for the rapid development of new housing estates. News of the creation of a tramline between Golders Green and North Finchley encouraged further suburban development as it provided ordinary people with a means of travelling into central London for work. From 1874 a nursery, known as Clements Nursery, was trading at the junction of Regents Park Road and Hendon Lane.

The area was still a village at this time, with the village pond at the junction of Hendon Lane with Gravel Hill being filled in on 1st January 1885. In 1888, Finchley Council established a voluntary fire brigade near the top of Gravel Hill which remained at this location until 1933. From 1940 onwards the centre of Church End moved closer to the station, where newer shops had emerged along Ballards Lane. Parades of shops were built along the route from 1899 onwards. In 1911, King Edwards Hall replaced Clements Nursery at the junction of Hendon Lane and Regents Park Road.



Pardes House School, formerly Christ's College

3.2 Archaeological significance

The central section of the Conservation Area is of considerable archaeological interest. Finchley Church End was agricultural and only lightly populated before the 19th century, although St-Mary-at-Finchley Church on Hendon Lane has its origins in the 12th century. Recent excavations have yielded pottery securely dated to between AD 1150 and 1250 as well as evidence of structures (post holes, beam slots and ditches) from the same time period. It seems that a small hamlet grew up about the church in early medieval times. There appears to have been occupation on the site ever since. Of older times, a small quantity of worked flints from the Mesolithic period have been found in a number of excavations. The Council has identified the western part of the Conservation Area, including Hendon Lane, as a Local Area of Special Archaeological Significance. UDP policy HC17 will be applied when assessing applications for planning permission within the designated area of archaeological significance (see Appraisal map).

Section 4 Spatial analysis

4.1 Topography

Hendon Lane runs on a relatively level ridge of high land that falls noticeably to the east and west into Gravel Hill and College Terrace, and beyond to Avenue House. There is a gentle descent in a north-south direction, with Hendon Lane falling past its junction with Dollis Avenue. Regents Park Road slopes gently down in a north-south direction. These gentle inclines and selective vantage points allow for picturesque views both into and out of the Conservation Area.

4.2 Views and vistas

The elevated vantage points to the east in Hendon Lane provide far-reaching views into and out of the Conservation Area and the subtle curve of the parades on Hendon Lane allow for pleasant shorter-range views of the parades. There are a number of focal points, landmarks, key views and vistas within the Conservation Area. Amongst the most notable are:

- the view towards King Edwards Hall, at the junction of Regents Park Road and Hendon Lane
- the distinctive copper tower of Pardes House School, visible throughout the Conservation Area and beyond
- views in the Avenue House Estate, of both the house and the gardens, including the listed structures in the grounds
- the view up Gravel Hill towards the Georgian Villa, Park House



King Edward Hall viewed from Regents Park Road



Hendon Lane Edwardian shopping parades

- the view of St. Philip the Apostle Church from Regents Park Road
- views of the shopping parades in Hendon Lane.

It is important for the preservation of the character of Finchley Church End Conservation Area that the most important views and vistas are maintained, and enhanced when the opportunity presents itself. Proposals for new development, particularly those on prominent sites, must contain sufficient information



Rear view of Avenue House situated in its extensive grounds

to enable the impact on longer distance views and the setting of the Conservation Area to be fully assessed. All new development must respect the aesthetic sensitivities of the area, and tall or large scale buildings will need to be carefully considered, even where they lie outside the Conservation Area.

4.3 Streets and open spaces

The Conservation Area has a wide variety of spaces which are mainly urban in character, from wide, busy, streets to more intimate areas with a tighter urban grain. Street trees and planting help to provide the greenery in the more built-up parts of the Conservation Area.

Streets

The roads within the Conservation Area are, in effect, the public open spaces. Regents Park Road and East End Road are busy, vibrant, urban streets accommodating heavy traffic and pedestrians. The streets are generally wide with continuous pavements on either side. Their enjoyment for the pedestrian is hampered to a great extent by the very heavy traffic and parking, particularly on Regents Park Road.



View of characterful shopping parade on Hendon Lane

Regents Park Road is the more formal of the two roads, with a mixed character towards the north, where the elegance, cohesiveness, and continuous street frontage of the shopping parades and Victorian terraced houses on one side contrast with the disjointed frontage created by the large scale modern blocks of apartments, flats and offices on the other side. These modern blocks are often set back from the street at an increasing angle further south. Pavements on the eastern side accommodate large mature street trees. These help soften the impact of the buildings, frame views, and provide a human scale to the larger modern buildings.

Hendon Lane is a much quieter road, with less vehicular traffic. It has a slight curve along its length which helps to create several linear views. It is heavily mixed in architectural character, with a strong sense of enclosure at each end. It is broken up by significant public buildings set within their own grounds within its central section. Trees at significant junctures e.g. fronting St-Mary-at-Finchley Church and Park House, terminate views and create a pleasant street scene.

College Terrace provides one descent from Hendon Lane into Regents Park Road. It is a narrow, quiet, residential street with a pavement on one side only. Small Victorian terraced housing fronts the street whilst large London plane trees enclose the other side, set along the boundary of Pardes House School. The brick boundary wall to the school site has now been dismantled and awaits re-construction.

Gravel Hill provides another steep descent, to the junction with East End Road. With pavements on both sides of the road, a few street trees of mediocre quality surround St. Phillip the Apostle Catholic Church complex at its south-eastern end.

The Avenue is a narrow, tree-lined, restricted-access road to the Avenue House Estate, running east off Regents Park Road, separating the modern office blocks from the large red brick residential complex of Spencer Court.

Open spaces

The grounds of Avenue House are an area of formally landscaped parkland which is open to the public and forms the greater part of the Avenue House Estate. It is registered as an Historic Park and Garden by English Heritage. Laid out by Robert Marnock in the 1880's, in the style of Capability Brown, it contains fine landscape elements such as rare specimen trees, landscaped mounds and water features. At its



Avenue House grounds

south-eastern end are grade II listed folly structures including The Bothy and Water Tower. There are fine views available within the Estate and grounds of the historic buildings and mature landscaped parkland.

To the west of St-Mary-at-Finchley Church, on Hendon Lane, lies the historic churchyard, which is a tranquil backwater, with notable mature trees and provides a pedestrian route from Hendon Lane shops, through to the residential area to the west. It comprises a number of interesting 18th and 19th century graves, tombstones and monuments, seven of which are statutorily listed.

A small triangle of green space sits at the junction of Gravel Hill with Hendon Lane. Together with a centrally sited mature Horse Chestnut tree, it contributes to the setting of Park House and provides a terminus for views looking up Gravel Hill.



Avenue House grounds

4.4 Trees and hedges

Trees and planting are limited in this highly developed area, but where there are trees, they make a significant contribution to the character and appearance of the Conservation Area. Amongst the most notable are the following:

- large and mature street trees at the central and southern sections of Regents Park Road
- large and mature London Plane trees along the side boundary of Pardes House School fronting College Terrace
- mature Yew tree in front of St-Mary-at-Finchley Church on Hendon Lane
- over 100 species of trees can be found within the Avenue House Estate, including: blue atlas cedar, judas tree, hawthorn, dawn redwood, london plane, wellingtonia, coast redwood, purple beech and fern-leaved beech

- fine specimen trees within St-Mary-at-Finchley Churchyard including: ancient yew, cedar, holly, larch and hornbeam
- tree and hedge boundary to the East End Road frontage to Avenue House
- tree and hedge boundary to the churchyard behind St-Mary-at-Finchley Church
- fine mature trees framing views along The Avenue
- street trees of varying quality along Hendon Lane
- large mature oak tree on the green island at the junction of Gravel Hill with Hendon Lane
- tree and hedge planting around the modern apartment and office blocks in Regents Park Road, particularly many specimen trees in Spencer Close, which have TPOs.

4.5 Public realm

The public realm covers a variety of features found in the spaces between the buildings in the Conservation Area. It includes street paving and street furniture such as litter bins, benches, bollards, street lighting, street signage and bus shelters. The quality of these components can make an important contribution to the character and appearance of the Conservation Area.

Street lighting

Street lighting is provided by modern and standard lamps. They are generally well sited and maintained, black or green in colour and of different heights, according to the road width, and recede into the street scene in an appropriate manner.

Street paving

Street paving is generally a mix of large standard paving slabs, coloured pavers and black tarmacadam often set behind a traditional granite kerb. A common theme is a strip of small module paving slabs juxtaposed with historic kerbing, finishing at the back edge of pavement with large module standard paving slabs e.g. Hendon Lane. Small module paving slabs interspersed with small, dark pavers are also commonly featured e.g. Regents Park Road. College Terrace and The Avenue are surfaced with black tarmac. Some interesting and traditional paving can also be found. Amongst the most notable are shown below:



Traditional granite kerbs are found throughout the Conservation Area

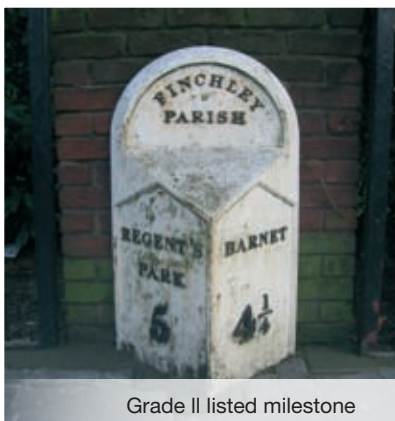


York Stone paving outside St Mary's Church

Street furniture and signage

Street furniture and street signage found within the Finchley Church End Conservation Area includes a mixture of modern standard products and traditional designs. There are a number of historic examples of street furniture in Finchley Church End which are considered to add to the significance of the Conservation Area, including:

- a grade II listed milestone (Regents Park Road)
- a traditional pillar box (Hendon Lane)
- historic street signs.



Grade II listed milestone



Traditional pillar box



Historic street names eg:
College Terrace, Victoria Ave, Gravel Hill



Corporate heritage-style litter bins



Black cast iron bollards



Timber benches

There are examples of heritage-style street furniture which include:

- cast iron bollards
- litter bins
- timber benches.

Section 5 Buildings and architecture

5.1 Introduction

The Finchley Church End Conservation Area retains a high number of listed, locally listed, and unlisted buildings which make a positive contribution to its character and appearance, known as 'positive buildings'. They are all considered to be heritage assets, both designated and undesignated. PPS5 recognises that heritage assets are a non-renewable resource and they should be conserved in a manner appropriate to their significance.

The Conservation Area is varied in character with high quality mature trees, established planting, mansion houses, modest cottages, schools and churches. These features provide a high quality environment within which individual historic buildings make a special contribution.

5.2 Listed buildings

There are currently 21 listed buildings in the Conservation Area of which 5 are within the Avenue House Estate and a further 7 are comprised of tombs and tombstones in St-Mary-at-Finchley churchyard. The majority are listed grade II, although St-Mary-at-Finchley Church is grade II* listed. Details of all listed buildings are included in Appendix 1.

5.3 Locally listed buildings

There are currently 5 locally listed buildings in the Conservation Area, namely, Grove Lodge on Regents Park Road, Flora and Gothic cottages on Gravel Hill and Nos. 1 and 2 Hendon Avenue. These buildings do not meet the national listing criteria but have local significance and are worthy of protection.

The character appraisal process has identified buildings or groups of buildings which, because of their architectural or historic qualities, are proposed to be added to the local list. Details of these buildings can be found in Section 2.4 of the Management Proposals.

5.4 Significant unlisted buildings

As well as statutorily listed and locally listed buildings, there are many other buildings within the Conservation Area which make a positive contribution to its character and appearance. All categories of building, whether listed, locally listed, or 'positive' are indicated on the Townscape Analysis Map. These buildings have been identified during the survey process and as with listed and locally listed buildings there is a general presumption in favour of their retention. Any application for the demolition of these buildings will, therefore, need to be accompanied by a reasoned justification as to why the building cannot be retained, with emphasis on its state of repair and possibilities for re-use.

5.5 Building styles and materials

The Conservation Area contains a variety of building styles and materials developed over many years, which help to give it its distinctive character. The principal building types are:

- large, Institutional and public buildings such as Pardes House Grammar School, in a modified-Gothic style, Pardes House Primary School, in a collegiate style, the late 20th century St Mary's County Court and the 1960's library
- several churches of various denominations, including the 15th Century St-Mary-at-Finchley Church, St Margaret's United Reformed Church and the Catholic Church of St Phillip the Apostle
- terraces of small Victorian cottages and dwelling houses, such as College Terrace, 297-311 Regents Park Road, 3 – 4 Park Cottages and Flora and Gothic Cottages
- distinctive Edwardian shopping parades with prominent chimneys and an array of gables
- large mansion houses built in the late 1850's in an Italianate style.



Terraces of small Victorian cottages on Regents Park Road



Flora and Gothic cottages on Gravel Hill

Materials

Roofs

Machine made tiles

Late 19th century and early 20th century roofs continued to be slated but enthusiasm for the Vernacular Revival in the late 19th century brought back machine made clay tiles. There are examples on some of the roofs of the shopping parades of Finchley Church End.

Welsh slate

In many places Welsh slate became the preferred choice of roofing material after 1845 when the railways provided cheaper transportation costs. Welsh slate is often coupled with decorative clay ridge tiles. Grey smooth slate is used as a roofing material on Victorian cottages, which typically are of a shallow pitch.



Clay tiles on former dairy at Hendon Lane



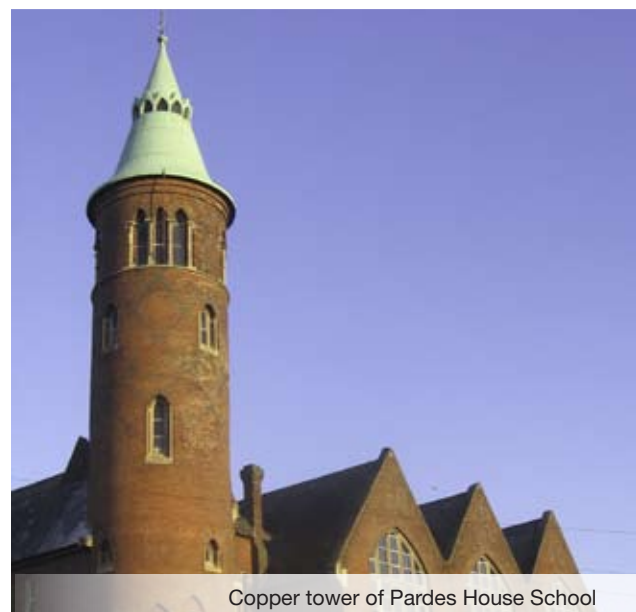
Slated roof

Lead

Lead is occasionally used for flat or curved dormers, on canopies over bay windows and as flashings on roofs e.g. stable buildings at Avenue House.

Copper

Copper is used to roof a number of towers within the Conservation Area eg: the distinctive tower of Pardes House School.



Copper tower of Pardes House School

Building materials

Clay brick

Historically, handmade bricks and tiles were made locally. After brick-making methods improved in the 18th century, brick became cheaper and more fashionable resulting in a variety of colours being produced. Red brick, brown and various shades of orange brick are used in Finchley Church End. Decorative brickwork is featured on many buildings. Some have contrasting colours or feature soft clay rubbed bricks and gauged arches above the window or door openings. A London stock brick is selectively used e.g. Avenue House stable block and entrance lodge.

Stone

As stone was much more expensive than the local materials it was only brought in for the most prominent buildings or to articulate architectural detailing on the shopping parades. Of particular note is the Portland stone used for the extensions to Avenue House. Stone dressings were used on many buildings within the Conservation Area to add interest to features such as lintels, window and door surrounds, string courses and quoins e.g. King Edward Hall.



London stock brick with stone porch, on the Lodge



Portland Stone on Avenue House

From the 18th century onwards renders were used, often covering a cheaper material such as brick e.g. modest Victorian cottages fronting Regents Park Road.

Clay tiles

Locally manufactured clay tiles feature on the upper floors of some buildings, particularly in the form of vertical tile hanging on gable ends or bay windows. Tiles are also used decoratively as a walling detail on many buildings within the Conservation Area. Tile creasing was used extensively as a traditional detail of the Arts and Crafts Movement and is notable on window arches e.g. the shopping parades on Regents Park Road and Hendon Lane.



Decorative clay tiles

Building features

Windows

The predominant window types in the Conservation Area are traditionally detailed timber vertically sliding sashes and timber casements. They are recessed in brick or stone surrounds, transomed and mullioned and painted white. Casements and sashes can be seen with a mixture of glazing divisions from two panes through to six or eight panes. Some casements have fixed lights with decorative leaded lights e.g. King Edward Hall.



Timber sliding sash windows



Leaded light casement windows with stone surrounds

Front doors

Many of the doors in the Conservation Area are constructed of painted softwood, in a simple panelled Victorian design. These doors are generally painted in muted tones.



4-panelled door to a Georgian house



Doorway to King Edward Hall

Shopfronts

There are a wide variety of shopfront designs in the Conservation Area. These range from traditional timber styles with recessed entrances, such as those at King Edward Hall, to modern aluminium varieties, which pay little regard to the special qualities of the Conservation Area. Shopfront signage and fascias are also mixed in style and material, ranging from painted timber to standardised plastic, which is often over-sized.

5.6 Architectural features

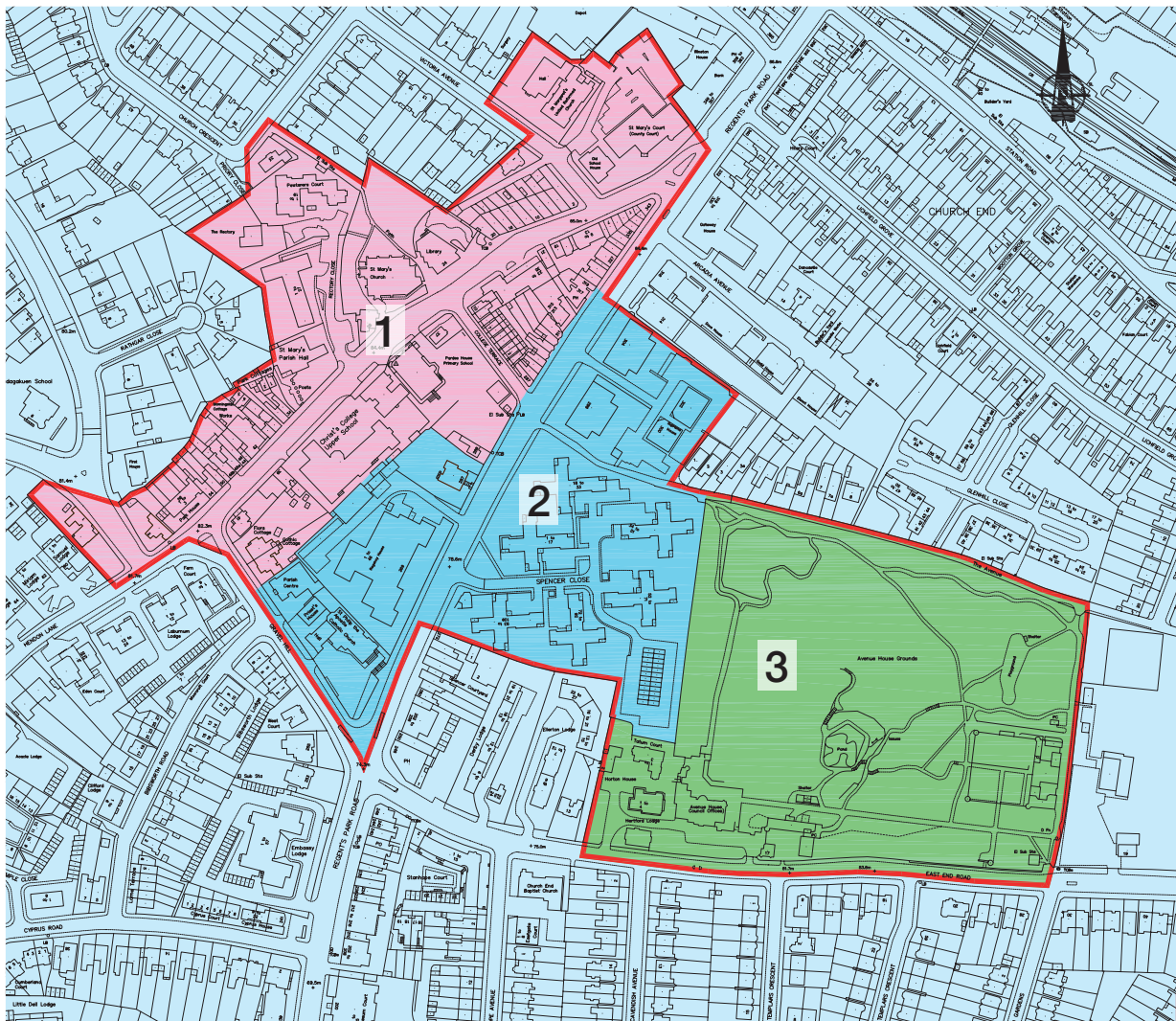
There are a variety of distinctive features which contribute to the character of the Conservation Area. They include decorative iron balconies, such as as at King Edward Hall, bay windows on the terraced cottages, brick and stone gables on the parades and tall brick chimneys on a wide variety of building types.



Section 6 Character areas

Finchley Church End Conservation Area can be divided into three distinct character areas due to variations in topography, building type, uses, buildings period, and materials. The three character areas are:

1. Hendon Lane
2. Regents Park Road
3. Avenue House Estate



6.1 Area 1: Hendon Lane (including the shopping parades and schools)

The key characteristics are:

- grade II* listed St-Mary-at-Finchley Church with its 15th century origins. It was heavily remodelled in stone in the late Victorian period
- grade II listed, King Edward Hall, and grade II listed Park House on Hendon Lane
- locally listed buildings which include Gothic and Flora Cottages on Gravel Hill and Nos. 1 and 2 Hendon Avenue
- brick or render, semi detached and two-storey Victorian terraced cottages such as College Terrace and Park Cottages, with slate roofs, neat single storey canted bays, recessed doorways and traditional white painted sash windows



1 Hendon Avenue, a locally listed property

- distinctive, high quality Edwardian shopping parades (such as nos. 2-20 and 44-54 Hendon Lane) in brick and tile or slate with consistent building line, vertical emphasis, rhythm, regular plot widths and attractive elevational treatment on the upper storeys. Prominent chimneys with an elaborate array of gables (including Dutch) follow a regular pattern along the length of the parades
- shopfronts, some of which are of historic merit, with a regular repeated plot width defined by shop frames of pilasters, corbels and often angled fascias. Pilasters and corbels are sometimes set in stone e.g. King Edward Hall



View along Regents Park Road of shopfronts with regular plot width

- the grade II listed copper-roofed tower of Gothic-style Pardes House School by Edward Roberts in red brickwork with diaper detailing creates a distinctive local landmark characterising linear views along the length of Hendon Lane
- quality mature street trees some of which terminate and frame linear views along Hendon Lane.

The principal negative features are:

- traffic is busy at times and parking is limited
- the various signalled pedestrian crossings on Regents Park Road and Hendon Lane, including zebra crossing, traffic signs and lights, paving, and internally lit bollards
- paving is a mixture of large concrete paving slabs with areas of small module coloured paving. Standard-designed traffic signs detract from the streetscene
- shopfronts vary in the quality of design but many are modern and not of a suitable standard for the Conservation Area. Ground floor elevations are often compromised by an array of garishly coloured unco-ordinated deep fascias and projecting signs
- advertisements are often inappropriate in design, size, materials and colour. In some places siting at a high level creates prominent visual clutter e.g. advertisement panels attached to the flank elevation of No. 20 Hendon Lane
- security measures such as solid steel shutters on retail frontages are inappropriate and create a bland and sterile environment, particularly at night

- some buildings are poorly maintained in places particularly above ground floor level e.g. windows, roofs and dormers on King Edward Hall and nos. 2 – 20 Hendon Lane
- original features, such as windows and doors, have been removed and replaced with modern substitutes in places e.g. leaded light windows on King Edward Hall
- inappropriate minor development above ground floor such as satellite dishes, estate agents boards on the parades, painted brickwork, roof lights, and flues
- the tall brick piers fronting Pardes House School are considered inappropriate in design and materials, as the yellow brick used does not match that of the main school building
- areas of modern infill such as Rectory Close, offices at nos. 23 – 35 Hendon Lane, St. Phillip the Apostle church hall and presbytery do not exhibit special qualities consistent with the Conservation Area.



6.2 Area 2: Regents Park Road (south of Alexandra House, including the modern flatted and office developments)

The key characteristics are:

- Grove Lodge, which is a locally listed 19th century detached Villa in stucco with a shallow pitched slate roof. It has recently been renovated and extended



Grove Lodge, locally listed 19th century detached villa

- St Phillip the Apostle Church which sits in an elevated position at the junction of Regents Park Road and Gravel Hill
- mature street trees of good quality on Regents Park Road and within Spencer Close



View along Regents Park Road of good quality mature street trees

- key views looking north and south on Regents Park Road.

The principal negative features are:

- traffic is noisy and busy at times and parking is sometimes problematic
- paving is a mixture of large concrete paving slabs with areas of small module coloured paving. In some places there is an over-proliferation of traffic signs, which might be reduced in number by utilising existing columns
- large modern office and residential developments at Regency House, Spencer Close and nos. 298 – 304 Regents Park Road fail to replicate the historic grain, building line, human scale, roofline interest and architectural treatment of the rest of Regents Park Road.

6.3 Area 3: Avenue House Estate (including Hertford Lodge and the landscaped parkland)

The key characteristics are:

- a collection of listed buildings including Avenue House, stable block and yard, entrance lodge, along with The Bothy and Water Tower, Hertford Lodge and adjoining Coach House. The large mansions were built in 1850s in the Italianate style, three and four storeys high in stucco and slate. Avenue House was the former home of Henry Charles Stephens, the ink manufacturer and was remodelled extensively in the 1880s. Hertford Lodge is more modest in size but very imposing and has recently been restored and converted to apartments, following a fire. A well designed flatted development, of recent construction, built in yellow brick, is located to the rear of Hertford Lodge, and this adjoins a former coach house which has been converted into apartments. The buildings and grounds at Avenue House Estate have been run by the Avenue House Estate Trust since 2002. They are held in a Trust for Finchley residents. They are also home to the Finchley Society and their archive



Grade II listed stables at the Avenue House Estate

- the entrance lodge, stables and coach house are situated within the complex. They were built as a group in the 1880's of Gothic design in stock brick and slate. The entrance lodge fronting the street features a prominent brick chimney stack, angled bay windows and pyramidal roof. The coach house is of yellow brick with a hipped slate roof and projecting half gabled wings. The stable complex and yard is mainly single storey with dormers in the roof and a two storey element at one end, completed by a three storey circular tower with metal finials. They form a picturesque collection of buildings and add to the setting of the two main buildings



Hertford Lodge, grade II listed building

- the landscaped grounds were formally laid out in 1882 with strategically positioned follies and landscape elements such as a pond, planted mounds and fine specimen trees, among which are blue atlas cedar wellingtonia, dawn redwood and purple beech. The follies include The Bothy, with its distinctive castle-like battlements and tall garden walls. The Water Tower is located within the heavy tree and hedge boundary on the southern side of the park.



The Bothy, a grade II listed structure which forms part of the Avenue House Estate



Despite the Bothy being in a poor state of repair, the courtyard gardens are well maintained

The principal negative features are:

- the Bothy is currently vacant and requires funding to secure a new use and restoration
- the Water Tower is in a poor state of repair and may be beyond restoration and re-use.

Section 7 Issues

7.1 Issues and threats

This list contains a range of problems, not necessarily all of which are within the control of the council. The list is indicative and will be subject to review as part of the council's commitment to the proper management of Finchley Church End Conservation Area. For clarity it is divided into generic groups.

7.2 Public realm

In some instances, street furniture could be better designed and sited. In particular, the siting of large free-standing advertisement panels on pavements detracts from the area's character. Pavements are generally maintained with black tarmac and therefore appear patchy in places. The numerous signalled crossings together with signs, bollards, lights, coloured and textured paving, guard railings and surfacing to mark pedestrian crossing points all add clutter which impacts on the special character of the area.

7.3 Traffic measures

Traffic is busy at certain times of the day, usually associated with rush hour traffic and community uses such as schools. Measures to reduce unlawful car parking such as the installation of bollards have been used.

7.4 Inappropriate recent development

A number of modern developments fail to achieve the high quality of the historic environment and respect the sensitive setting of the Finchley Church End Conservation Area. Notable amongst these are the following:

- Hendon Lane – offices at nos. 23 – 35, Rectory Close, The Rectory, Pewterers Court
- Church Crescent - no. 33 (house to rear of Pewterers Court)
- Gravel Hill – St. Phillip the Apostle Hall and presbytery
- Regents Park Road – Spencer Close, Regency House, and offices at nos. 298 – 304, Regents Park Road (Berkeley House, Marlborough House, Supreme House and Molteno House).

In addition, some historic buildings have suffered from inappropriate minor alterations, such as the removal of architectural details and the addition of upvc windows and doors, removal of glazing divisions and the installation of modern roof materials, roof lights, security lights and satellite dishes.

7.5 Shopfronts

Finchley Church End is subject to constant development pressure. Shops regularly change hands requiring new shop fronts and advertisements. These replacement shopfronts are often of a standard not befitting the Conservation Area. The quality of design and in-appropriate use of materials is an issue. The few remaining original or early shopfronts in the Conservation Area should be retained. The Council's shopfront and advertisement guidance should be utilised to improve the appearance of future shopfronts and related signage in the Conservation Area.

7.6 Buildings at risk

A number of buildings are in a poor state of repair and feature on the English Heritage “At Risk” register. Notable amongst these are the following:

- the Water Tower, and The Bothy in the Avenue House Estate
- monuments, including that to Major John Cartwright, in St-Mary-at-Finchley Churchyard.



The Water Tower, grade II listed structure at the Avenue House Estate

7.7 Conservation area boundary

One domestic property on the south-western side of Victoria Avenue (No. 1) is currently included within the Finchley Church End Conservation Area boundary. This is considered to be an anomaly as no other of the properties in the road, which are of the same design and date, are included. It is recommended that the boundary be altered to exclude this single property. A number of modern office and residential developments are currently sited within the Conservation Area and yet are not considered to be of special architectural or historic interest. The boundary is consequently proposed to be amended to omit these buildings which are listed in section 2 and shown on the attached townscape appraisal map.

Part 2 Management proposals

Section 1 Introduction

1.1 The purpose of management proposals

The designation of a conservation area is not an end in itself. The purpose of the Management Proposals is to identify a series of possible initiatives, which can be undertaken to achieve the preservation and enhancement of the Conservation Area, based on the assessment of the area's special character, which has been provided in the character appraisal.

This document satisfies the statutory requirement of section 71(1) of the Planning and (Listed Buildings & conservation areas) Act 1990 namely:

"It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any part of their area which are conservation areas."

Section 69(2) states:

"It shall be the duty of the local planning authority from time to time to review the past exercise of functions ... and determine whether any further parts of their area should be designated as conservation areas"

This document also follows Government guidance as set out in Planning Policy Statement 5 'Planning for the Historic Environment', English Heritage guidance 'Guidance on the management of conservation areas', best practice guidelines, policies within the Barnet's adopted UDP 2006 and any other policies which supersede this in the Local Development Framework (LDF) together with published planning guidance such as Barnet's suite of design guidance notes.

Section 2 Recommendation

2.1 Statutory controls

Designation of a conservation area brings a number of specific statutory provisions aimed at assisting the 'preservation and enhancement' of the area. These controls include requiring Conservation Area Consent for the demolition of any listed or unlisted building with a volume of greater than 115 cubic meters, fewer permitted development rights for alterations and extensions, restrictions on advertisements and requiring notice for proposed works to trees.

Recommendation 1:

The council will seek to ensure that new development within the Conservation Area preserves or enhances the special character or appearance of the area in accordance with national legislation and policies, Barnet's Adopted UDP 2006 policies and emerging Local Development Framework (LDF) and other guidance.

2.2 Conservation Area boundary

The townscape appraisal has identified alterations to the Conservation Area boundary to exclude sites that no longer merit inclusion or buildings whose inclusion is no longer logical. It is considered that the following sites and buildings should be removed from the Conservation Area:

- No. 1 Victoria Avenue
- 33 Church Crescent
- Rectory Close (Nos. 1-27)
- Pewterers Court, Rectory Close
- The Rectory, Rectory Close
- Marlborough House, 298 Regents Park Road
- Berkeley House, 304 Regents Park Road
- Supreme House, 300 Regents Park Road
- Molteno House, 302 Regents Park Road.

Whilst it is acknowledged that Spencer Close fails to replicate the historic grain and architectural merit of the rest of the Conservation Area, it is felt that the area has an homogenous feel in terms of its character and, being well screened by mature trees its impact is mitigated. Therefore it is not proposed for removal from the Conservation Area.

Recommendation 2:

The council proposes to alter the Conservation Area boundary to exclude the above sites and buildings.

2.3 Listed buildings

Listed buildings are protected by law as set out in the Planning (Listed Building and Conservation Areas) Act 1990 and Planning Policy Statement 5 (PPS5) Planning for the Historic Environment indicates that they are considered to be 'designated heritage assets'. The listing provides protection for both the inside and outside of the building and those features of special architectural or historical interest, including its plan form.

Listed building controls are the responsibility of Barnet Council. It is a criminal offence to carry out works which would affect the special interest of a listed building, either internally or externally. Consent for the demolition of listed buildings or works which would have a detrimental effect on the special architectural or historic character of the building will normally be refused in line with guidance given in Planning Policy Statement 5 on the historic environment. All applications for works to listed buildings are expected to be accompanied by a level of detail sufficient to enable an accurate assessment of their impact on the listed building and a justification for the work. The provision of archive drawings will be required where necessary.

Barnet Council has legal powers to take enforcement action if any unauthorised works are carried out which affect the special character of a listed building.

Extensions and alterations to listed buildings should conform to relevant policies in Barnet Council's adopted UDP 2006, LDF and PPS 5 - Planning for the Historic Environment. Works to listed buildings should comply with the following criteria:

- respect the special historic and architectural interest of the building
- respect the original design, internal plan form, features of interest and historic fabric of the building
- respect the design and character of the original building both internally and externally
- respect the setting of the listed building, which is an essential part of the building's character
- use high quality materials and detailing.

Recommendation 3

The council will seek to ensure that all works to listed buildings preserve the building together with its setting and any features of architectural or historic interest it possess in accordance with Barnet's adopted UDP policies, National Policy and guidance in PPS5 – Planning for the Historic Environment.

2.4 Buildings of local architectural or historic interest and significant unlisted buildings

In addition to the borough's statutorily listed buildings there are many individual buildings and groups of buildings which are of considerable local interest. These are included on a Local List and the council will seek to retain these buildings and ensure that new development does not harm their character, appearance or setting. Within PPS5 these buildings are considered as 'Heritage Assets'. The council will determine applications which affect locally listed buildings in accordance with policies HC14 and HC15 of Barnet's adopted UDP 2006 and future policies within Barnet Council's emerging Local Development

Framework. There are presently 5 locally listed buildings within the Finchley Church End Conservation Area (see Appendix 2).

The character appraisal process has identified buildings or groups of buildings which, because of their particular architectural or historic qualities, should be added to the local list. The criteria used to select buildings for the local list are as follows:

1. Most buildings erected before 1840, which survive in largely original condition
2. Buildings erected after 1840 which fall into one or more of the following categories:

having special value within certain types, historic or architectural, (for instance industrial buildings, railway stations, schools, civic buildings, cinemas, almshouses etc.)

displaying technological innovations or virtuosity (for instance cast iron, prefabrication or early use of concrete)

having group value (for instance squares, terraces or model villages)

illustrating social development and economic history

of good design, reflecting period detail and style

designed by a well known architect of national or local reputation

3. Buildings which have an association with local characters or events
4. Street furniture of special or unique design, or of local historic interest
5. Statues, monuments and Mausolea which have local historic or architectural value.

The following buildings and groups of buildings are proposed for inclusion on the local list:

- shopping parade at Nos. 9 – 19 Hendon Lane (including Edward House)
- shopping parade at Nos. 321 – 333 Regents Park Road (including Alexandra House)
- shopping parade at Nos. 44 - 54 Hendon Lane
- 9 and 10 College Terrace
- 1 – 4 Park Cottages, Hendon Lane
- Morningside Cottage, Hendon Lane
- the Old School House, Hendon Lane
- Shopping parade at Nos. 2 – 20 Hendon Lane
- 28 Hendon Lane and Blue Beetle Hall adjacent to St. Mary's Church
- St. Margarets United Reformed Church, Victoria Avenue
- Nos. 297 - 311 Regents Park Road
- 313 Regents Park Road
- The Catcher in the Rye Public House, Regents Park Road.

The Townscape Appraisal map – Appendix 3, also identifies a number of unlisted buildings which are considered to make a positive contribution to the character and appearance of the Conservation Area. These include a wide variety of late 19th century and early 20th century buildings including housing, a church and church hall. These are marked as 'positive' on the Townscape Appraisal map. Appendix 2 of the English Heritage document Guidance on Conservation Area Appraisals identifies a process for identifying 'positive buildings'. The council will ensure that planning applications for extensions and alterations to these buildings are particularly carefully considered and proposed demolition will normally be resisted.

Recommendation 4:

It is proposed to add the buildings set out above to the council's Schedule of Buildings of Local Architectural or Historical Interest (Local List). In addition the council will seek to ensure that all significant unlisted buildings (marked as positive buildings on the Townscape Appraisal map) are protected from inappropriate forms of development or unjustified demolition.

2.5 Article 4(2) direction

Finchley Church End is not currently covered by an Article 4 direction. It is recommended that the council consider implementing an Article 4(2) Direction on a number of properties within the Conservation Area, in order to control development that otherwise could be carried out without planning permission and may be harmful to the building's character and appearance. Some alterations that do not currently fall within planning control have taken place, such as the replacement of windows, doors, roofing materials and the removal of front boundary walls and fences. These works can diminish the special architectural and historic interest of the Conservation Area. The Article 4(2) Direction is proposed to bring the following classes of development under planning control but only where that part of the proposed development fronts a highway or open space:

- the enlargement, improvement or other alteration of a dwelling house (including extensions and the replacement of windows and doors)
- alterations to the roof slope, including the insertion of rooflights
- painting the exterior of a dwelling house
- the erection, alteration or removal of a chimney
- the provision of a hard surface
- the installation of a satellite dish
- the erection, improvement or alteration of a gate, fence, wall or other means of enclosure
- the demolition of a gate, fence or wall or other means of enclosure
- the erection of a porch.

Recommendation 5:

For the council to serve an Article 4(2) Direction on the following addresses:

- 9 and 10 College Terrace
- 1 – 4 Park Cottages, Hendon Lane
- Morningside Cottage, Hendon Lane
- 28 Hendon Lane (excluding the adjoining Blue Beetle Hall)
- 1 and 2 Hendon Avenue
- Flora and Gothic Cottages, Gravel Hill

2.6 Conservation Area advisory committee

The council has established a Conservation Area Advisory Committee (CAAC), comprising a number of local residents together with representatives from amenity societies, in particular The Finchley Society. The council consults the CAAC on applications for planning permission affecting the Conservation Area.

Recommendation 6:

The council will continue to work together with the CAAC to preserve and enhance the character and appearance of the Finchley Church End Conservation Area.

2.7 Shopfronts and advertisements

The council has produced borough-wide shop front and advertisement guidance (Design Guidance Notes 1 and 10). Recently a summary of the Shopfront Guidance has been produced and includes photographic examples of good practice. All applications will be determined in line with the existing guidance including the appropriate design of new shopfronts, advertisements, illumination, awnings and security measures such as shutters.

Recommendation 7:

The council will ensure that all applications for new shop fronts, advertisements, illumination and security measures are determined in accordance with existing policies in Barnet's adopted UDP 2006, LDF and published Design Guidance Notes 1 and 10.

2.8 Trees and planting

Hedges, trees and planting in general make a very important contribution to the character and appearance of the Finchley Church End Conservation Area. Trees within conservation areas are protected by existing legislation. Anyone intending treating a tree with a diameter greater than 75mm at 1.5 metres above ground level, must give the council six weeks written notice before starting the works. This provides the council with an opportunity to consider whether it is appropriate to include the tree in a Tree Preservation Order. In addition, a number of trees are already included in Tree Preservation Orders and formal council consent is therefore required for their treatment. The removal of quality trees will be permitted only where a clear case exists to justify such action. Where a tree is proposed for removal it should, as far as possible, be replaced with a tree of similar potential size and habit

Recommendation 8:

Street trees require regular maintenance by Barnet Council. When street trees need to be replanted, the original species will be re-instated, where possible, in accordance with the Single Species Street Tree Planting Scheme.

2.9 Public realm

Throughout the Conservation Area there is a mixture of different paving materials which could sometimes be better co-ordinated. The council will consider adopting a limited palette of low key materials and a suitable mix of street furniture which are appropriate for the Conservation Area. There are also important features such as historic street signs that should be retained. Any future works should be designed to respect the character and appearance of the Conservation Area, with consideration for their wider impact on the public realm.

Recommendation 9:

The council, working together with its partners such as statutory undertakers, will seek to ensure the retention of all historic features of interest within the public realm and will seek to ensure all future works are carried out in accordance with Transport for London (TfL) and English Heritage guidance and best practice.

Section 3 Document review

This document should be reviewed every five years to take account of changing local and national policy and the emerging Local Development Framework. A review should include the following:

- a survey of the Conservation Area and its boundaries
- an assessment of whether the management proposals detailed in this document have been acted upon, including proposed enhancements
- the production of a short report detailing the findings of the survey and proposed actions and amendments
- public consultation on the review findings, any proposed changes and input into a revised conservation area character appraisal.

Section 4 Appendix 1

4.1 Statutorily listed buildings

The following buildings make a contribution to the character and appearance of the Conservation Area. They include statutory listed buildings and locally listed buildings. Other unlisted buildings may also make a contribution to the Conservation Area.

English Heritage are responsible for the administration of the statutory listing system. Each building has been assessed against national criteria for their architectural or historic interest. Buildings are classified into grades to show their relative importance as follows:

Grade I - these are buildings of exceptional interest

Grade II* - these are particularly important buildings of more than special interest

Grade II - these are buildings of special interest, which warrant every effort being made to preserve them

Anyone who wants to demolish a listed building or to alter or extend one in any way that effects its character must obtain listed building consent from the Local Planning Authority. It is an offence to demolish, alter or extend a listed building without listed building consent and the penalty can be a fine of up to £20,000 or two years imprisonment or both, on conviction.

Area 1: Hendon Lane (including College Terrace and Gravel Hill)	Grade	Date
King Edward Hall, Nos. 1-7 (odd)	II	1911-12
King Edward Hall, Nos. 331-343 (odd)	II	1911-12
Parish Church of St Mary	II*	C.15th and later
St Mary-at-Finchley Churchyard which includes the following:		
Monument to Major Cartwright	II	1835
Chest tomb to Elizabeth Norris	II	C.1779
Chest tomb to Edward Burford	II	C.1800
Chest tomb to north of churchyard	II	C.1820
Chest tomb with railings, to south of Cartwright monument	II	C.1780
Tombstone to Sarah Gee	II	C.1738
Tombstone to Roberts	II	C.1730
Pardes House School	II	1925-26
Christ's College	II	1860-61
Park House 1-3 (56 Hendon Lane)	II	Early C.18

Area 3: Avenue House Estate

Avenue House , East End Road	II	C. 1859
Former stables, East End Road	II	C. 1880
The Bothy, East End Road	II	C. 1882
Water Tower, East End Road	II	C. 1880
Former Coach House, East End Road	II	C. 1880
Hertford Lodge, East End Road	II	C. 1860
No. 17, The Lodge	II	C. 1880

Section 5 Appendix 2

5.1 Locally listed buildings

This schedule is a listing of buildings of local interest, which are considered to significantly contribute to Finchley Church End's heritage and character. It is produced by the Local Planning Authority and supplements the statutory list. The two lists therefore provide a comprehensive inventory of the Conservation Area's historic built fabric. Although the buildings on the local list do not benefit from statutory protection, current adopted local policy seeks to safeguard their special character, appearance and setting.

Gravel Hill – Flora and Gothic Cottages	locally listed 30/04/86
Hendon Avenue – No. 1, No. 2 (The Lodge)	locally listed 30/04/86
Regents Park Road – No 287 (Grove Lodge)	locally listed 30/04/86

Section 6 Bibliography

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Section 7 Appendix 3

7.1 Townscape appraisal map

