

<p><u>MEETING</u></p> <p>HENDON AREA ENVIRONMENT SUB-COMMITTEE</p>
<p><u>DATE AND TIME</u></p> <p>WEDNESDAY 16TH JANUARY, 2013</p> <p>AT 7.00 PM</p>
<p><u>VENUE</u></p> <p>HENDON TOWN HALL, THE BURROUGHS, NW4 4BG</p>

Dear Councillors,

Please find enclosed additional papers relating to the following items for the above mentioned meeting which were not available at the time of collation of the agenda.

Item No	Title of Report	Pages
6.	Hendon Church End and Hendon The Burroughs Conservation Area Character Appraisals – Updated Appendix A – Tables of Responses (Names Redacted)	1 - 20

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Appendix 1 – Hendon Church End/ Hendon The Burroughs (TABLE OF RESPONSES)

No	Date	Comments received	Officer Response	Action
		<p>The following comments are in response to the Hendon Church End consultation</p>		
1	10/07/2012	<p>St Mary's Cottage is accommodation for the Curate of Hendon St Mary's Church. It is not, and never has been, the Vicarage (as it is here captioned): St Mary's Vicarage is on Parson Street, Hendon.</p> <p>The green space in front of Middlesex University is not a 'playing field', but an area of open space covenanted for the benefit of the people of Hendon when the land which the University now occupies was sold by the Hinge family. Although the University has put railings around 'the Paddock' (as it is known locally), it is extremely unlikely that the institution has any legal right to exclude the public from it.</p> <p>There is no such place as 'Church Model Farm'. The Model Farm, now owned by Middlesex University, was built in the 19th Century on the land of Church End Farm (now demolished).</p> <p>Reference should be made to the most recent book on the history of the area; Hugh Petrie's 'Hendon & Golders Green Past' (2005)</p> <p>However, there is a far worse mistake than those. On p20 appears a photograph captioned 'the overgrown Museum maze'. The text (p21) goes on to say: '(t)here is a garden behind the Church Farmhouse, which once contained a maze, but this is now overgrown and blocked up'. All nonsense. The photograph actually shows, not a maze, but the dew-pond in the Museum garden: this is, it is true, appallingly overgrown- entirely due to the incompetence of Barnet council in maintaining it. There IS a maze in the Museum garden. Created in 2006, thanks to a bequest to the Museum, this turf-maze is one of only two public mazes in London. The maze is still perfectly visible, and still enjoyed by the many young children it was designed for.</p> <p>This last error is, however, instructive as it exemplifies the attitude taken towards Church Farmhouse Museum throughout the document.</p>	<p>Document to be amended: area to be called "the open green space of the university".</p> <p>Document to be amended. 3 references to be renamed.</p> <p>This book has since been obtained and is referenced in the bibliography, as are several other relevant publications.</p> <p>Document to be amended and new photograph inserted.</p>	<p>AGENDA ITEM 6</p> <p>Comments noted</p>

Appendix 1 – Hendon Church End/ Hendon The Burroughs (TABLE OF RESPONSES)

		<p>Church Farmhouse and St Mary's Church are the most important buildings at Church End. (Indeed, one could not unreasonably argue that Church Farmhouse is even more important, in this context, than St Mary's: there are other Norman churches in Barnet, but there is nothing like Church Farmhouse.) One might think therefore that Church Farmhouse was something to be celebrated but here it is mentioned only with the most obvious reluctance. (In the exhibition at Hendon Library the Museum doesn't even rate a photograph.) The closure of the Museum by Barnet council has torn the heart out of Church End. The empty, unsellable building now stands mouldering, making a hollow mockery of Church End as 'a conservation area'.</p> <p>Discussions about minor matters such as street signage and litter bins are merely ways of evading the central issue: the closure and sale of Church Farmhouse. By this act Barnet council has proved itself unfit to be in charge of its area's heritage. This consultation is a bleak farce.</p>	<p>Comment noted</p>
2	24/07/2012	<p>As a long time resident of the Burroughs I wish to thank you for producing an excellent draft conservation area character appraisal. The suggestions set out within can only serve to enhance and protect the existing charm and character of the oldest part of Hendon. I heartily applaud your efforts to further gentrify this area in accordance with Middlesex University's excellent additions to the area. It will be a superb and impressive heart of old Hendon town.</p>	<p>Positive comments – no change to text.</p>
3	24/07/2012	<p>Thank you very much for your letter of 9 July 2012 regarding the Consultation Review of Hendon - the Burroughs Conservation Area.</p> <p>I have read the draft document extensively and am very pleased to lend my support to the draft document. I have lived in the Burroughs Conservation Area for almost ten years and am deeply concerned to see the historical character of this area protected. I wholeheartedly support the proposal to locally list buildings which are currently</p>	<p>Positive comments – no change to text</p>

Appendix 1 – Hendon Church End/ Hendon The Burroughs (TABLE OF RESPONSES)

		<p>described as 'making a positive contribution to the character and appearance of the Conservation Area.' This includes the former White Bear pub. I also appreciate the attention the Council has shown to the proliferation of satellite dishes and the like on historically important buildings and concerns regarding traffic and lighting.</p> <p>I very much hope the Review will be approved.</p> <p>Thank you once again.</p>	
4	25/07/2012	<p>I have renewed the draft character appraisal statement for the Burroughs Conservation Area and approve of it. I believe it is taking Hendon in a good direction.</p>	<p>Positive comments – no change to text</p>
5	26/07/2012	<p>On behalf of our clients, Middlesex University, I set out below our representations on the two draft Conservation Area Appraisals for the Hendon Conservation Areas adjacent or close to the Hendon Campus.</p> <p>Hendon Church End Conservation Area Character Appraisal</p> <p>The University wholly supports the Council's initiative in preparing and adopting this Conservation Area Appraisal and the accompanying Management Proposals. It shares the objective of preserving and enhancing the character and appearance of the Conservation Area and welcomes the improved evidence base that the document provides in support of national (NPPF) and Barnet Local Plan policies for the protection and enhancement of heritage assets. Our detailed comments below are of a minor nature and are intended to be helpful.</p> <p>The Middlesex University open green space at the end of Church End is incorrectly referred to as a "playing field" on page 20 (Green Spaces), and also on Page 33 (Hendon Church End). This area is not and never has been a playing field. It is informal open grassed amenity space and retains that character. Elsewhere in the document</p>	<p>Positive comments</p> <p>Document to be amended where necessary.</p>

Appendix 1 – Hendon Church End/ Hendon The Burroughs (TABLE OF RESPONSES)

6	27/07/2012	<p>this area is accurately referred to as “the open green space of the University” (in Section 4.3 on page 19) and the University would prefer that description to be used consistently in the document.</p> <p>The University welcomes the acknowledgement in the document that it has recently renovated the Model Farmhouse and is currently used as offices. A similar reference to the high quality restoration and adaptation of the Milking Parlour by the University for use for meetings and cultural events would also be welcomed on page 38 or 39.</p> <p>As there are not very many specific buildings involved, it would be helpful to refer to them in the main text in Part 2 The Management Proposals, with a summary of listed buildings identified in Section 2.2 and the currently locally listed buildings in Section 2.3.</p> <p>We hope these comments are helpful, within the context of strong University support for the document as a whole.</p>	<p>Document to be amended to reflect this fact.</p> <p>A full list of statutorily listed buildings appears in Section 4, Appendix 1 and a full list of the locally listed buildings appears in Section 5, Appendix 2.</p>	
		<p>I am responding to these consultations as Vice-Chairman of the Hendon and District Archaeological Society (HADAS). Our Chairman, Don Cooper, is responding also with some major points on Church Farm House, and on the archaeology of Church End. These are more personal observations, mainly, but not only, on drafting. I hope they will be taken into account in the production of the final version.</p> <p>I miss from these documents any discussion of the boundaries of the Conservation Areas, such as was found, for instance, in the appraisal of the Finchley Church End Conservation Area last year. I believe a case could be made for the amalgamation of the two areas with the inclusion in the new combined area of the Town Hall, Library and Middlesex University buildings in between, which all have quality and interest. Whatever the merits of this idea, I am sure that it ought to be discussed.</p> <p>The Church End document is unnecessarily and confusingly prolix. In particular, there are paragraphs with detailed descriptions of the Parish Church in three separate places, making similar points, not</p>	<p>Positive Comments</p> <p>Comments noted</p> <p>Sections relevant to the church will be reviewed and amended to be more succinct or duplicative. Other areas of duplication to be</p>	

Appendix 1 – Hendon Church End/ Hendon The Burroughs (TABLE OF RESPONSES)

	<p>entirely consistently. There should be one full paragraph on the church, cross-referenced from other places in the narrative. There are similar, though smaller, repetitions in the descriptions of some other buildings.</p> <p>Detailed comments:-</p> <p>Hendon Church End</p> <p>1.2 The third paragraph repeats what has just been said in 1.1; replace it by the shorter 'section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:'</p> <p>1.3 In the third paragraph, 'inappropriate', not 'innappropriate'. In the sentence beginning 'Barnet's suite' 'provide' should be 'provides'. Drop the pointless acronym 'PEG' and use the generally accepted term 'Three Strands Approach'.</p> <p>Section 2. 'Watford Way', not 'the Watford Way'.</p> <p>2.2 'occasionally' or 'at times', not the pleonastic 'occasionally at times'. Delete the sentence about Church Farmhouse Museum - the third paragraph of 3.1 deals with this important building.</p> <p>3.1 The cursory account of Church Farmhouse contrasts sharply with the full account of the church, which, like it, is listed II*. I attach a note about this building, prepared by the Chairman of HADAS, on which you may like to draw.</p> <p>The paragraph beginning 'By 1754' contains another reference to Church farm, with no indication that it has been described before; a reference back is all that is required.</p> <p>In the next paragraph, 'h' is missing from 'Greyhound'.</p> <p>3.2 'funerary', not 'funery'.</p> <p>4.1 'single', not 'singular', which has a different meaning.</p> <p>4.2 delete 'the former', and 'Museum'. And decide whether to call it Church Farmhouse' or 'Church Farm House' throughout.</p> <p>4.3, first paragraph. Delete 'Museum'. And check what the status of the grounds is following the closure of the museum.</p> <p>4.4 'its', not 'its'.</p> <p>Street Paving. Delete 'the' before 'Church Farmhouse'</p> <p>Street Lighting. 'inappropriately', not 'innappropriately'.</p> <p>Specific traffic measures 'character', not 'charcter'.</p> <p>5.3 'Proposals', not 'Proposals'.</p> <p>5.5 Church Farm House deserves mention as a residential dwelling.</p>	<p>amended.</p> <p>Document to be amended where appropriate.</p>
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Appendix 1 – Hendon Church End/ Hendon The Burroughs (TABLE OF RESPONSES)

		<p>Why not just say 'the Parish Church' here and elsewhere rather than the lengthy 'St Mary's at Hendon Parish Church'?</p> <p>5.6 'crenellated', not 'crenellated'.</p> <p>6.1 First paragraph 'buildings' not 'buildings' ; 'accommodation', not 'accommodation'.</p> <p>Second paragraph. Delete 'although within the conservation area', which carries the incorrect implication that conservation areas are properly open to the public.</p> <p>Sentence beginning 'No. 28. 'its' for 'it'.</p> <p>There is a lot of repetition between this section and 3.1. especially on the subject of the history of the church, but also on the Greyhound, Church farmhouse etc. They should be amalgamated, with a simple cross-reference.</p> <p>6.2 'Principal', not 'Principle'.</p> <p>Recommendation, 2.1 'metres', not 'meters'.</p> <p>Recommendation 2. 'Barnet's', not 'Barnets' . Add the sentence "Barnet Council will consult the Council for British Archaeology, the Ancient Monuments Society, the Georgian Group, the Victorian Society and the Twentieth Century Society as appropriate when it receives applications which significantly affect listed buildings."</p> <p>Recommendation 4. 'implemented', not 'implimented'</p> <p>Section 4 Appendix 1. 'St Mary's', not 'St Marys' throughout.</p> <p>Section 5 Appendix 2 Replace 'Golders Green' by 'Hendon Church End'</p>	
7	27/07/2012	<p>I write on behalf of the Hendon and District Archaeological Society (HADAS). We would like to make the following comments and submit one document (see attached) to the public consultation "Hendon Church End Conservation Area Character Appraisal and Management Proposals" due to end on 30th July 2012.</p> <p>The comments are as follows:</p> <ul style="list-style-type: none"> • HADAS support the proposals in the document • HADAS feel that Church Farm House is not given sufficient consideration in the appraisal even though it is the most important building in this conservation 	<p>Positive comments</p> <p>Document has been amended to reflect the significance of Church Farm House.</p>

Appendix 1 – Hendon Church End/ Hendon The Burroughs (TABLE OF RESPONSES)

		<p>area (see attached document).</p> <ul style="list-style-type: none"> There is substantial evidence for Saxon and Saxon-Norman occupation of the area. Although HADAS have excavated only a relatively small area under the Meritage Centre and in Church Farm House' Garden, more than 180 fragments of Chaff-tempered ware dating to between AD450 – 800 and over 1500 fragments dating between AD1050 - 1250 were recovered. There were also over 140 fragments of Roman pottery from the same area. These fragments have all been assessed by experts from the Museum of London and are stored in the London Archaeological Archive and Research Centre (LAARC). <p>HADAS hope that the character and historical importance of the area will continue to be monitored and maintained and that a community-oriented use can be found for Church Farm House.</p>	<p>Comments noted and document amended to include this information.</p>	
		<p>The problems can be categorised:</p> <ol style="list-style-type: none"> Factual errors. <p>There are quite a few of these such as mislabelling of photographs. Some of the information quoted is clearly out of date, as shown by the number of books that we would add to the bibliography. This includes one by Hugh Petrie, the borough's Heritage Officer, who we understand had not been consulted in the preparation of the report. Since the report is about heritage, surely he should be involved. If not, what is he for?</p> <p>The impression given is that the report's author(s) have not even walked the Conservation Area. Indeed the reference to Golders Green on Page 49 implies that some of the report is just cut and pasted from elsewhere.</p> <p>Could they not get the page numbers right in the index?</p> <ol style="list-style-type: none"> Grammatical and spelling errors. <p>Probably not even a grade C at GCSE English. Surely they should at</p>	<p>Comments noted and document amended to include this information.</p>	

Appendix 1 – Hendon Church End/ Hendon The Burroughs (TABLE OF RESPONSES)

		<p>least have used a spell checker. Was it proofread?</p> <p>3. General impression.</p> <p>The main impression is that this report is unprofessional and that the homework required has not been done. How much did it cost?</p> <p>Church Farm House is one of only two grade II* listed buildings in this conservation area, and it is owned by the council and up for sale. It is an important building. Much more prominence is given to the church.</p> <p>4. Purpose of the report.</p> <p>The whole premise of the report – the protection of heritage – seems in conflict with the actions of... closing the museum. Heritage is about things as well as buildings.</p> <p>5. What next?</p> <p>The report was not sent to HADAS and we only became aware of it when 2 weeks had already elapsed.</p> <p>The consultation period (now closed) for the Church End Conservation Area was a mere 3 weeks, again including during a holiday period. It does not appear to have been circulated properly. I would suggest that we should have an accurate report before any decisions can be made and that a reasonable time span should be allocated.</p>	
		<p>The following comments are in response to the Hendon The Burrough consultation</p>	
8	26/07/2012	<p>I am writing in response to the 21st June 2012 document produced by Barnet Council, outlining proposals to enhance The Burroughs Conservation Area. I live at 6 Burroughs Gardens.</p> <p>My husband and I really welcome the proposals. We're very excited about the ideas you've laid out. There's a strong sense of community and pride in the area already and the changes you suggest will really enhance this.</p>	<p>Positive comments</p>

Appendix 1 – Hendon Church End/ Hendon The Burroughs (TABLE OF RESPONSES)

		<p>Local architectural or Historic Interest (Local List). We believe the building has significant value as a heritage asset that contributes positively to the character and appearance of the Conservation Area. The significance of the White Bear as a heritage asset within the Conservation Area is fourfold, as summarised below:</p> <ul style="list-style-type: none"> □□□□□□ Its historic use as a hostelry and community meeting place and eating and drinking venue has continued since Tudor times (of historic value and communal value); □□□□□□ Its 1930's mock Tudor architectural design typifies inter-war development of public houses in suburban high street locations (of evidential value); □□□□□□ Despite its current vacant and uncared for state, its architectural form and detailing makes it a visually attractive building contributing positively to the street scene along The Burroughs, (of aesthetic value); and □□□□□□ Its long-standing role as an important corner landmark with a community function at the corner of The Burroughs and Brampton Grove, marks the beginning of the eastern side of The Burroughs Conservation Area (of historic, communal, and aesthetic value). <p>We note that on the Townscape Appraisal Map the White Bear is shown in green as a Proposed Positive Building (as distinct from a Proposed Locally Listed Building). In view of the text under recommendation 3 which refers to adding several buildings to the Local list, including 56 The Burroughs, should it not be shown in yellow as a Proposed Locally Listed Building?</p> <p>We hope these comments are helpful, within the context of strong University support for the document as a whole.</p>	
10	27/07/2012	<p>I am responding to these consultations as Vice-Chairman of the Hendon and District Archaeological Society (HADAS). Our Chairman, Don Cooper, is responding also with some major points on Church</p>	Comments noted

Appendix 1 – Hendon Church End/ Hendon The Burroughs (TABLE OF RESPONSES)

	<p>Farm House, and on the archaeology of Church End. These are more personal observations, mainly, but not only, on drafting. I hope they will be taken into account in the production of the final version.</p> <p>I miss from these documents any discussion of the boundaries of the Conservation Areas, such as was found, for instance, in the appraisal of the Finchley Church End Conservation Area last year. I believe a case could be made for the amalgamation of the two areas with the inclusion in the new combined area of the Town Hall, Library and Middlesex University buildings in between, which all have quality and interest. Whatever the merits of this idea, I am sure that it ought to be discussed.</p> <p>The Church End document is unnecessarily and confusingly prolix. In particular, there are paragraphs with detailed descriptions of the Parish Church in three separate places, making similar points, not entirely consistently. There should be one full paragraph on the church, cross-referenced from other places in the narrative. There are similar, though smaller, repetitions in the descriptions of some other buildings.</p> <p>Detailed comments:-</p> <p><u>The Burroughs</u></p> <p>1.2 The third paragraph repeats what has just been said in 1.1; replace it by the shorter 'section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:'</p> <p>1.3 In the sentence beginning 'Barnet's suite' 'provide' should be 'provides'. Drop the pointless acronym 'PEG' and use the generally accepted term 'Three Strands Approach'.</p> <p>1.4 'London-wide and National Policies' is the better heading. The wording of the NPPF about conservation areas should be quoted.</p> <p>2.2 Replace 'reside' by 'are to be found'. Replace 'The Burroughs . . . congestion' by 'The Burroughs is a busy . . . Way, and there are therefore . . .'</p> <p>3.1, page 11 'Domesday', not 'Doomsday'. 'areas', not 'areas'. Add 'the' before 'large open fields'. replace 'at least 1916' by '1916 or even later'. 'country sports' for 'county sports'.</p> <p>4.5 Look at the first sentence again; gardens are in between</p>	<p>Document to be amended where relevant</p>
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Appendix 1 – Hendon Church End/ Hendon The Burroughs (TABLE OF RESPONSES)

11	<p>buildings, but are not 'public realm'. A better definition should be found.</p> <p>page 16 'junction' for 'junction'; delete 'the' before 'Watford Way'. 'may be' for 'maybe'. In the last line on the page 'made' for 'taken'.</p> <p>5.1 'in the first line read'. . . statutorily listed buildings, locally listed buildings and buildings which . . . replace 'considered to be' by 'classified as'.</p> <p>6.1, page 23 It would be helpful to give an approximate date for the extension of No.11.</p> <p>Page 25 spell 'the Burroughs' properly in the caption to the first illustration. 'Historic', not 'historical'.</p> <p>7.2 'the higher' for 'a higher'</p> <p>7.6 'White Bear' for 'White Horse'.</p> <p>Recommendation 1. 'do what it can to' for 'seek to'. some wording from the NPPF would be useful at the end.</p> <p>2.2 Delete 'considered to be' in the first line. A</p> <p>Recommendation 2. 'possesses' and 'Barnet's'. Add a sentence "Barnet Council will consult the Council for British Archaeology, the Ancient Monuments Society, the Georgian Group, the Victorian Society and the Twentieth Century Society as appropriate when it receives applications which significantly affect listed buildings."</p> <p>2.3 A brief reason for the inclusion of No. 79 in the local list would be helpful.</p> <p>Recommendation 4 Is this a general one for all conservation areas in Barnet?</p>	
30/07/2012	<p>With regard to The Burroughs conservation area consultation:</p> <p>This sounds like a very worthwhile policy. The Burroughs has retained a unique 'village' character that is rare in modern-day London, and it is well worth taking active steps to preserve it from being eroded.</p> <p>I live in one of the cottages that make up Burroughs Gardens and which have been proposed for 'Positive Building' status. One thing that would improve that row of dwellings would be the provision of some form of lighting in the alleyway that serves as the entrance way to all 8 cottages. After dark it is pitch black and the female residents</p>	<p>Positive Comments</p> <p>Comments noted and forwarded to relevant departments (Highway and Refuse and Recycling) for comment</p>

Appendix 1 – Hendon Church End/ Hendon The Burroughs (TABLE OF RESPONSES)

		<p>do not feel terribly safe walking down it. Some provision for centralised rubbish disposal would also be of benefit, as the alleyway itself has become, by necessity, a veritable obstacle course of wheele bins and recycling crates -- neither of which do much to enhance the area's 'historical character'!</p> <p>Many thanks for taking the time to carry out this consultation.</p>	
		<p>The following comments are from Public Organisations commenting on both Character Appraisals</p>	
12	24/07/2012	<p>Planning consultation: Review of Hendon Church End and Hendon The Burroughs Conservation Areas</p> <p>Location: Hendon</p> <p>Thank you for your consultation on the above dated 9th July and received by Natural England on 11 July 2012.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>From the information provided with this application, it does not appear to fall within the scope of the consultations that Natural England would routinely comment on. The lack of specific comment from Natural England should not be interpreted as a statement that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory designated sites, landscapes or species. It is for the local authority to determine whether or not this application is consistent with national or</p>	<p>Comments noted – no changes required</p>

Appendix 1 – Hendon Church End/ Hendon The Burroughs (TABLE OF RESPONSES)

	<p>local policies on biodiversity and landscape and other bodies and individuals may be able to help the Local Planning Authority (LPA) to fully take account of the environmental value of this site in the decision making process, LPAs should seek the views of their own ecologists when determining the environmental impacts of this development.</p> <p>We would, in any event, expect the LPA to assess and consider the possible impacts resulting from this proposal on the following issues when determining this application:</p> <p>Protected species</p> <p>If the LPA is aware of, or representations from other parties highlight the possible presence of a protected or Biodiversity Action Plan (BAP) species on the site, the authority should request survey information from the applicant before determining the application. The Government has provided advice¹ on BAP and protected species and their consideration in the planning system.</p> <p>Natural England Standing Advice is available on our website to help local planning authorities better understand the impact of this particular development on protected or BAP species should they be identified as an issue at particular developments. This also sets out when, following receipt of survey information, the authority should undertake further consultation with Natural England.</p> <p>Local wildlife sites</p> <p>If the proposal site could result in an impact on a Local Site², Local Nature Reserve (LNR) or priority habitat the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application, ensuring that it does so in conformity with the wording of paragraph 168 of the National Planning Policy Framework. For further information on Local Sites, your authority should seek views from your ecologist, or the Local Sites designation body in your area.</p>	
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Appendix 1 – Hendon Church End/ Hendon The Burroughs (TABLE OF RESPONSES)

		<p>Biodiversity enhancements</p> <p>This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the NPPF. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.</p> <p>Local Landscape</p> <p>This proposal does not appear to be either located within, or within the setting of, any nationally designated landscape. All proposals however should complement and where possible enhance local distinctiveness and be guided by your Authority's landscape character assessment where available, and the policies protecting landscape character in your local plan or development framework.</p> <p>Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again.</p>	
13	27/07/2012	<p>Thank you for your letter dated 9 July 2012 inviting the Highways Agency (HA) to comment on The Public Consultation: Review of Hendon Church End and Hendon The Bourroughs Conservation Areas.</p> <p>The HA is an executive agency of the Department for Transport (DfT). We are responsible for operating, maintaining and improving</p>	Comments noted – no changes required

Appendix 1 – Hendon Church End/ Hendon The Burroughs (TABLE OF RESPONSES)

		<p>England's strategic road network (SRN) on behalf of the Secretary of State for Transport.</p> <p>The HA will be concerned with proposals that have the potential to impact the safe and efficient operation of the SRN.</p> <p>We have reviewed the consultations and do not have any comment at this time.</p>	
14	<p>30/07/2012</p> <p>London Borough of Barnet Hendon Church End and Hendon The Burroughs Draft Character Appraisal and Management Proposals – June 2012</p> <p>Thank you for the opportunity to provide comment on the Draft Character Appraisals and Management Proposals (CAMP) for Hendon Church End and Hendon The Burroughs Conservation Areas. As the Government's adviser on the historic environment, English Heritage is keen to ensure that the protection of the historic environment is fully taken into account at all levels of local planning. Having reviewed the documents we have the following observations to make which should be addressed.</p> <p>We welcome the publication of the above Draft CAMPs which comprise a new wave of Conservation Area management documents, integrating character area summaries and management strategies. However from the details provided it is not clear whether these documents will become part of a suite of SPDs. Reference is made to the Borough's Residential Design Guidance SPDs, but only in the context of any potential conflicts on interpreting design matters in the historic environment. We would suggest further clarity is provided on the status of the Draft CAMPs and their relationship within the suite of Development Plan Documents.</p> <p>The National Planning Policy Framework (NPPF) (2012), paragraph 126 states that "local planning authorities should set out in their Local Plan positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats." It continues to state that "In developing this strategy, local planning authorities should take into account:</p>	<p>Comments noted and document amended where necessary,</p> <p>The relevant paragraph has been amended to clarify the matter.</p>	

Appendix 1 – Hendon Church End/ Hendon The Burroughs (TABLE OF RESPONSES)

	<p><input type="checkbox"/> the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</p> <p><input type="checkbox"/> the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;</p> <p><input type="checkbox"/> the desirability of new development making a positive contribution to local character and distinctiveness; and</p> <p><input type="checkbox"/> opportunities to draw on the contribution made by the historic environment to the character of a place.”</p> <p>The CAMPs provide an opportunity to fulfil this requirement of providing a strategy for the long term management of the Borough’s conservation areas.</p> <p>It is noted that each Draft CAMP provides a useful and detailed description of the historic environment for each character area. However in terms of the management strategies the level of detail provided specific to the unique characteristics of the conservation area, depends upon the nature of the subject matter being discussed. For example it is welcomed that under “Buildings of local architectural or historic interest...”, individual buildings are identified. This however is not the case for matters relating to future management of; Views, principally local views and setting issues; public realm enhancement; Archaeology (if relevant); condition of the Conservation Area and its constituent parts; and Enforcement. Under these headings the management strategy still provides relatively generic advice. Not including more specific management guidance is a missed opportunity to provide valuable area-specific guidance regarding the conservation of historic significance in planning terms. Doing so could be enormously beneficial to the Borough in giving clarity both to planning officers and developers regarding the capacity for change in each area, and how best to enhance historic character in urban design terms.</p> <p>We would reiterate English Heritage’s <i>Understanding Place: Conservation Area Designation, Appraisal and Management</i> (March 2011) (section 3.10, page 18) which encourages Local Authorities to draw from character appraisals site-specific design Guidance on particular issues where the need arises.</p> <p>We hope that these comments prove useful in finalising the CAMPs. If it would be helpful, we would be willing to meet to discuss the suggestions raised in this letter.</p>	<p>Additional sentences added about the importance of views and vistas.</p>	
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Appendix 1 – Hendon Church End/ Hendon The Burroughs (TABLE OF RESPONSES)

		Finally, it must be noted that this advice is based on the information provided by you and for the avoidance of doubt does not affect our obligation to advise you on, and potentially object to any specific development proposal which may subsequently arise in relation to this or later versions of these documents, and which may have adverse effects on the environment.	
		The following are comments received from the exhibition	
15		For the sake of not only conservation but for also allowing today's youngsters to benefit by learning about local history the council must re-open Church End Farm House	Comments noted. No further action required.
16		Font Hills Finchley Central needs cleaning. Recycle rubbish and create flowers etc rather than bushes and thorns. Save College Farm Park. Have more animals.	Comments noted. No further action required.
17		All currently listed and proposed listed buildings should be protected indefinitely. Means should be found to maintain and preserve them – any owners, tenants to contribute. The Farm House Museum is a great loss to the community – definitely all ways should be explored to reopen it. On no account should it be allowed to deteriorate and the surrounding land should remain undeveloped. The area of St. Mary's Church, Greyhound Public House, Church house Museum still retain something of the "village" atmosphere – future developments should not be allowed to interfere with or destroy this, as being the last evidence of "historic" Hendon in the area. The row of cottages at the Burroughs should also be preserved.	Comments noted. No further action required.
18		I note that, shortly after the Council closed the Church Farm House Museum, we are invited to assess/appraise the character of the Hendon Church End area. "Coincidentally" shortly after Middlesex University has been sold the Town Hall, and an out-of-character University building erected next to	Comments noted. No further action required.

Appendix 1 – Hendon Church End/ Hendon The Burroughs (TABLE OF RESPONSES)

		<p>the Fire Station, we are invited to assess/appraise the character of Hendon The Burroughs.</p> <p>Given the way Cllr Rams treated his questionnaire on library usage (with different number of categories to facilitate the closure of Farnet Library) following the Marshall questionnaire on library usage, and the questionnaire on newspaper readership, I doubt much notice will be taken of this form.</p>		
19		<p>The university buildings and landscaping on the North side of the Burroughs are most attractive. Those on the south side, named Fenella and Ravensfield are most unattractive as is the row of shops to the west of Ravensfield. I hope that when funds are available the university will be encouraged to redevelop the whole south side of the street with tasteful modern buildings. The London Borough of Barnet should also vacate that part of the Town Hall which it still occupies so that the university can consolidate its campus</p>	<p>Comments noted. No further action required.</p>	

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