

**MEETING**

**FINCHLEY & GOLDERS GREEN AREA ENVIRONMENT SUB-COMMITTEE**

**DATE AND TIME**

**TUESDAY 22ND OCTOBER, 2013**

**AT 7.00 PM**

**OR AT THE CONCLUSION OF THE FINCHLEY AND GOLDERS GREEN RESIDENTS FORUM BY 8.30PM , WHICHEVER IS EARLIER**

**VENUE**

**AVENUE HOUSE, EAST END ROAD, FINCHLEY, LONDON N3 3QE**

**TO: MEMBERS OF FINCHLEY & GOLDERS GREEN AREA ENVIRONMENT SUB-COMMITTEE (Quorum 3)**

Chairman: Councillor Graham Old  
Vice Chairman: Councillor Melvin Cohen

**Councillors**

Geof Cooke	Colin Rogers	Daniel Seal
Ross Houston	Lord Palmer	

**Substitute Members**

Jack Cohen	John Marshall	Reuben Thompstone
Eva Greenspan	Kath McGuirk	
Anne Hutton	Arjun Mittra	

**You are requested to attend the above meeting for which an agenda is attached.**

**Andrew Nathan – Head of Governance**

Governance Services contact: Chidilim Agada 020 8359 2037  
chidilim.agada@barnet.gov.uk

Media Relations contact: Sue Cocker 020 8359 7039

**ASSURANCE GROUP**

## ORDER OF BUSINESS

Item No	Title of Report	Pages
1.	Minutes of last meeting	
2.	Absence of Members (If any)	
3.	Declaration of Members' Disclosable Pecuniary interests and Non Pecuniary interests (If any)	
4.	Public Question Time (If any)	
5.	Members' Items (If any)	
a)	Members' Item - To explore the option of a Golders Green Controlled Parking Zone extension	1 - 4
b)	Members' Item - Traffic speeds on Hampstead Way between Wellgarth Road and Meadway	5 - 8
6.	Finchley Garden Village Conservation Area Character Appraisal, Management Proposals and Design Guidance	9 - 38
7.	Moss Hall Grove N12 - Proposed Advisory 20mph Zone	39 - 46
8.	Any item(s) the Chairman decides are urgent	

### FACILITIES FOR PEOPLE WITH DISABILITIES

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### FIRE/EMERGENCY EVACUATION PROCEDURE

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You should proceed calmly; do not run and do not use the lifts.

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Once you are outside, please do not wait immediately next to the building, but move some distance away and await further instructions.

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Meeting	Finchley and Golders Green Area Environment Sub-Committee
Date	22 October 2013
<b>Subject</b>	<b>Members' Item – To explore the option of a Golders Green Controlled Parking Zone extension</b>
Report of	Head of Governance
Summary	This report informs the Sub-Committee of a Member's Item and requests instructions from the Sub-Committee.

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Officer Contributors	Chidilim Agada – Business Governance Service
Status (public or exempt)	Public
Wards affected	Childs Hill
Key Decision	No
Enclosures	None
For decision by	Finchley and Golders Green Area Environment Sub-Committee
Function of	Executive
Reason for urgency / exemption from call-in (if appropriate)	Not applicable

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Contact for further information: Chidilim Agada – Business Governance Service – Tel: 020 8359 2037.

## **1. RECOMMENDATIONS**

**1.1 That the Sub-Committee's instructions are requested.**

## **2. RELEVANT PREVIOUS DECISIONS**

2.1 None.

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

3.1 As and when issues raised in this way are progressed they will need to be evaluated against the Corporate Plan and other relevant policies.

## **4. RISK MANAGEMENT ISSUES**

4.1 None in the context of this report.

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

5.1 Members' Items allow Members of the Sub-Committee to bring a wide range of issues to the attention of the Sub-Committee in accordance with the Council's Constitution. All of these issues must be considered for their equalities and diversity implications.

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

6.1 Any financial implications will be contained within the budgets of the Service.

## **7. LEGAL ISSUES**

7.1 None in the context of this report.

## **8. CONSTITUTIONAL POWERS (Relevant section from the Constitution, Key/Non-Key Decision)**

8.1 The Council's Constitution Responsibility for Functions – Area Environment Sub-Committees perform functions that are the responsibility of the Executive including highways use and regulation not the responsibility of the Council, within the boundaries of their areas in accordance with Council policy and within budget.

8.2 The Councils Constitution, Committees and Sub-Committees – Paragraph 6.1 states a Member (including appointed substitute Members) will be permitted to have one matter only (with no sub-items) on the agenda for a meeting of a committee or sub-committee on which he/she serves. Paragraph 6.2 states that Members' Items must be relevant to the terms of reference of the body which will consider the item.

## **9. BACKGROUND INFORMATION**

9.1 Councillor Lord Palmer has requested that a Member's Item be considered on the following matter:

"To explore the option of a Golders Green Controlled Parking Zone (CPZ) extension as called for by petition presented to Council. The petition expresses parking and congestion concerns in the short stretch of The Vale NW11 between Wayside and Hendon Way. The stretch of Highway is sandwiched between a CPZ and a red route.

In addition to seek progress on the Lorry Ban Review in The Vale between Hendon Way and Claremont Road as reported to Finchley and Golders Green Area Environment Sub-Committee on 25th June 2013. It may also be deemed appropriate to consult residents in this 'Cricklewood end' of The Vale as to whether a Controlled Parking Zone is needed as an extension of the Cricklewood CPZ..”

9.2 The Director for Place will arrange for officer comment to be given on the item at the meeting.

9.3 The Sub-Committee’s instructions are requested on this Members’ item.

**10. LIST OF BACKGROUND PAPERS**

10.1 Email from Councillor Lord Palmer dated 11 September 2013.

10.2 Any person wishing to inspect the background paper above should telephone 020 8359 2037.

<b>Cleared by Finance (Officer’s initials)</b>	<b>MA</b>
<b>Cleared by Legal (Officer’s initials)</b>	<b>JH</b>

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Meeting	Finchley and Golders Green Area Environment Sub-Committee
Date	22 October 2013
<b>Subject</b>	<b>Members' Item – Traffic speeds on Hampstead Way between Wellgarth Road and Meadway</b>
Report of	Head of Governance
Summary	This report informs the Sub-Committee of a Member's Item and requests instructions from the Sub-Committee.

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Officer Contributors	Chidilim Agada – Business Governance Service
Status (public or exempt)	Public
Wards affected	Garden Suburb
Key Decision	No
Enclosures	None
For decision by	Finchley and Golders Green Area Environment Sub- Committee
Function of	Executive
Reason for urgency / exemption from call-in (if appropriate)	Not applicable

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Contact for further information: Chidilim Agada – Business Governance Service – Tel:  
020 8359 2037.

## **1. RECOMMENDATIONS**

**1.1 That the Sub-Committee's instructions are requested.**

## **2. RELEVANT PREVIOUS DECISIONS**

2.1 None.

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

3.1 As and when issues raised in this way are progressed they will need to be evaluated against the Corporate Plan and other relevant policies.

## **4. RISK MANAGEMENT ISSUES**

4.1 None in the context of this report.

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

5.1 Members' Items allow Members of the Sub-Committee to bring a wide range of issues to the attention of the Sub-Committee in accordance with the Council's Constitution. All of these issues must be considered for their equalities and diversity implications.

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

6.1 Any financial implications will be contained within the budgets of the Service.

## **7. LEGAL ISSUES**

7.1 None in the context of this report.

## **8. CONSTITUTIONAL POWERS (Relevant section from the Constitution, Key/Non-Key Decision)**

8.1 The Council's Constitution Responsibility for Functions – Area Environment Sub-Committees perform functions that are the responsibility of the Executive including highways use and regulation not the responsibility of the Council, within the boundaries of their areas in accordance with Council policy and within budget.

8.2 The Councils Constitution, Committees and Sub-Committees – Paragraph 6.1 states a Member (including appointed substitute Members) will be permitted to have one matter only (with no sub-items) on the agenda for a meeting of a committee or sub-committee on which he/she serves. Paragraph 6.2 states that Members' Items must be relevant to the terms of reference of the body which will consider the item.

## **9. BACKGROUND INFORMATION**

9.1 Councillor John Marshall requested that a Member's Item be considered on the following matter:

"Traffic speeds on Hampstead Way between Wellgarth Road and Meadway. There seems to be significant evidence that cars are exceeding the speed limit. This is an issue which has been raised intermittently in the past"



9.2 The Director for Place will arrange for officer comment to be given on the item at the meeting.

**10. LIST OF BACKGROUND PAPERS**

10.1 Email from Councillor John Marshall dated 7 October 2013.

10.2 Any person wishing to inspect the background paper above should telephone 020 8359 2037.

<b>Cleared by Finance (Officer's initials)</b>	<b>MA</b>
<b>Cleared by Legal (Officer's initials)</b>	<b>JH</b>

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Meeting	Finchley and Golders Green Area Environment Sub-Committee
Date	22 October 2013
<b>Subject</b>	<b>Finchley Garden Village Conservation Area Character Appraisal, Management Proposals and Design Guidance</b>
Report of	Cabinet Member for Planning
Summary of Report	Following an extensive public consultation exercise in Finchley Garden Village, a Character Appraisal, Management Proposals and Design Guidance have been adopted by the Council. These 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 and adopted Local Plan. This report also seeks approval for the update to the existing Article 4(1) Direction.

Officer Contributors	Jonathan Hardy, Urban Design and Heritage Team Leader
Status (public or exempt)	Public
Wards Affected	Finchley Church End
Key Decision	No
Reason for urgency / exemption from call-in	Not Applicable
Function of	Executive
Enclosures	Appendix 1 – Table of Responses to consultation Appendix 2 – Article 4(1) Direction
Contact for Further Information:	Jonathan Hardy, Urban Design and Heritage Team Leader. <a href="mailto:jonathan.hardy@barnet.gov.uk">jonathan.hardy@barnet.gov.uk</a>

## **1. RECOMMENDATIONS**

- 1.1 That the Sub-Committee approves the updated Article 4 Direction for Finchley Garden Village Conservation Area, as set out in paragraphs 9.13 and 9.14 of the report and as shown on the map, found in Section 7 of the Character Appraisal.**
- 1.2 That the Sub-Committee notes the results of the public consultation exercise and the revised text and maps for the recently approved Finchley Garden Village Conservation Area Character Appraisal and Management Proposals.**

## **2. RELEVANT PREVIOUS DECISIONS**

- 2.1 Finchley Garden Village was designated as a conservation area in November 1978 and although design guidance was produced at this time, until now there had been an absence of a conservation area character appraisal.
- 2.2 The council adopted Barnet's Local Plan Core Strategy and Development Management Policies on 11th September 2012. These documents set out the development plan and conservation policies of the borough over the forthcoming years.
- 2.3 Delegated Powers Report 2070, dated 1<sup>st</sup> July 2013, authorised a public consultation exercise with local residents and interested parties in Finchley Garden Village Conservation Area, the responses to which are recorded in Appendix 1: Table of Responses.
- 2.4 Delegated Powers Report dated 26<sup>th</sup> September 2013 - adopting the Finchley Garden Village Conservation Area Character Appraisal, Management Proposals and Design Guidance. The DPR also recommends that the Sub-Committee approve the update to the Article 4(1) Direction.

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

- 3.1 Designating conservation areas and producing Character Appraisals has helped meet the council's (2013-2016) Corporate Plan priority of delivering a Successful London Suburb which is a prosperous place where people want to live. It also meets the strategic objective of protecting the Barnet environment. 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 Local Plan, which includes the Core Strategy and Development Management Policies, was adopted in September 2012 and sets out the development plan for the borough and includes conservation area policies

which seek to preserve and enhance the character and appearance of conservation areas and a reference to the rolling programme of conservation area appraisals.

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

- 4.1 The preparation of a Conservation Area Character Appraisal and Management Proposals is an important part of the process of designation and is referred to in the borough's Local Plan. Consultation with local residents, other organisations and amenity groups will ensure the document's ownership by and legitimacy to the wider community.
- 4.2 Government and English Heritage guidance reminds Local Authorities of the importance of consultation on Conservation Area Character Appraisals, without which there might be an increased risk to the Local Planning Authority's ability to defend development control decisions or fully perform its statutory duty to preserve and enhance the character and appearance of conservation areas. Consulting on and adopting the Character Appraisal and Design Guidance in accordance with national guidance reduces the risk of challenge to the due and proper process, whilst underpinning the rationale for the designation of the conservation area.
- 4.3 The existing Article 4 Direction is proposed to be updated to reflect the current classes within the General Permitted Development Order. 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. Such claims are, however, rare and in Barnet there have been no known instances of claims for compensation being made.

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

- 5.1 The preservation and enhancement of this 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 Character Appraisal, Management Proposals and Design Guidance will also 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 Development and Regulatory Services 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 updated Article 4 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 Garden Village Conservation Area in 1978.
- 7.2 The preparation of the Finchley Garden Village Character Appraisal and Management Proposals will involve updating the existing Article 4 Direction. The Article 4 Direction allows control over development which might otherwise be carried out without planning permission (permitted development) but could be harmful to the character and appearance of the conservation area. The Management Proposals outline the classes of development affected and the buildings where controls are proposed to be applied.
- 7.3 It should be noted that the existing Article 4 Direction, which dates from 1979, does not reflect the wording of the current General Permitted Development Order (GPDO) 1995 (as amended by the GPDO 2008) and therefore the opportunity arises to update the Directions and add any new classes as appropriate.
- 7.4 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 (Relevant section from the Constitution, Key/Non-Key Decision)**

- 8.1 Council Constitution - 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. As there are no proposed changes to the boundary of the conservation area, a report to Cabinet will not be necessary.

## **9. BACKGROUND INFORMATION**

- 9.1 Finchley Garden Village Conservation Area is centred on Village Road, to the west of Hendon Lane. The garden village was inspired by the earliest 'garden city' development at Letchworth and was designed by local architect Frank E. Stratton at the request of the Finchley Co-Partnership Society, who initiated and oversaw the construction of the development between 1908 and 1914.
- 9.2 This settlement consists of an attractive group of 51 cottage-style houses set around a central green, with many mature trees positioned along the roadside and others visible over rooftops and between buildings.

- 9.3 The houses in the conservation area are built in the Arts and Crafts style and variety has been achieved by subtly detailing the elevations differently to distinguish each pair of houses from their neighbour. The houses are finished mostly in roughcast render with tiled roofs, prominent front gables, timber windows and entrance canopies. The use of good quality materials is consistent with the high standard of design and layout.
- 9.4 Village Road cuts across the central green, creating two irregular-shaped spaces on the east and west sides of the road. These are the principal and most striking features of the conservation area and provide the idyllic setting for the cottage-style houses to display their distinctive architectural character.
- 9.5 There are many fine views within the conservation area, in particular looking across the grassed open space in various directions, towards the pairs of houses and beyond. Views above the rooftops of tree canopies in the distance are also important, as are the many glimpsed views of trees and verdant rear gardens in-between the pairs of houses. These gaps between the buildings are a distinctive feature of the conservation area. When looking to the west and south-west, the mature trees on the Windsor Open Space and bordering the Dollis Brook are clearly visible, as are those trees in the rear gardens of the large houses on Hendon Avenue when looking northwards. All the aforementioned views are equally important as they contribute to the area's leafy character.
- 9.6 The charming, semi-rural character and appearance of the garden village has been preserved for over a century and it is hoped the preparation of the Character Appraisal and Design Guidance will assist in its continued preservation and enhancement in the future.

### **CHARACTER APPRAISAL AND MANAGEMENT PROPOSALS**

- 9.7 The Character Appraisal for Finchley Garden Village defines the special character of the conservation area and identifies those buildings, spaces and other features considered to be important. The Character Appraisal also sets out the historical development of the area as well as an analysis of the topography, important views, spaces and trees. Building styles, materials and architectural features are also outlined.
- 9.8 Issues and threats affecting the conservation area are also highlighted and the Management Proposals identify a series of initiatives which seek to address some of the issues raised. The Issues and Management Proposals also provide a valuable tool to inform the council's planning practices and policies to promote the preservation and enhancement of the conservation area.
- 9.9 The importance of Nos. 1-26 and 31-51 Village Road (with the exception of the new dwellings at No.49 Cyprus Avenue, and that adjacent to No.25 Village Road) has been recognised by their inclusion on the council's Schedule of Buildings of Local Architectural or Historic Interest. Two further houses have been added to the local list, namely Nos. 51 and 53 Cyprus Avenue, which also lie within the conservation area.

### **DESIGN GUIDANCE**

- 9.10 Design guidance has been produced and adopted by Barnet Council and gives advice on repairs, alterations and extensions to properties and works to

trees and gardens. This document supplements and expands upon the policies within the Local Plan, adopted in September 2012, generally to maintain and improve the character and quality of the environment throughout the borough.

- 9.11 Guidance is provided on a wide variety of changes to houses and their settings that require planning permission. These include house extensions, loft conversions, window replacement, entrance doors and canopies, basements, off-street car parking, garden buildings, landscaping and trees. Reference is also made to building materials and detailing.
- 9.12 The Design Guidance should be read in conjunction with the Finchley Garden Village Conservation Area Character Appraisal and Management Proposals to provide a comprehensive summary of the considerations which will be made by the council in assessing development proposals within the garden village. Both documents will be a material consideration when assessing planning applications and for planning appeals.

#### **ARTICLE 4 DIRECTION**

- 9.13 An Article 4(1) Direction, approved in September 1979, currently applies across the entire Finchley Garden Village Conservation Area. It restricts a variety of minor development which would otherwise be permitted, for example, the replacement of windows and doors, extensions, porches and hardstandings. The classes covered do not accord with the current General Permitted Development Order (GPDO) 1995, as revised by the GPDO 2008, and it is therefore intended to update the Article 4 Direction in line with existing legislation and to include several classes which did not exist in September 1979. This updated Article 4 Direction will help to ensure that minor development and alterations are adequately controlled, which will help to secure the future preservation and enhancement of the area's character and appearance.
- 9.14 The classes of development proposed to be controlled by the removal of specific development rights, include the following:
- The enlargement, improvement or other alteration of a dwellinghouse, (including extensions)
  - Alterations to the roof
  - Construction of a porch
  - The provision of outbuildings
  - Any hard surface or replacement of a hard surface
  - The installation, alteration or replacement of a chimney
  - Satellite dishes
  - Minor operations, including the erection or alteration of gates, walls and fences, the formation of a means of access and the painting of a building
  - The installation of CCTV cameras
  - The installation of domestic micro-regeneration equipment.



The classes proposed to be controlled are set out fully in the Management Proposals. For clarification, alterations would include a wide variety of works, including replacing windows and doors. Without introducing controls over these categories of minor development, the character and appearance of the individual properties could be harmed by unsympathetic changes.

## **PUBLIC CONSULTATION AND COMMUNITY ENGAGEMENT**

- 9.15 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’.
- 9.16 In line with the Council’s approved Statement of Community Involvement, residents within the conservation areas 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 1<sup>st</sup> July and 22<sup>nd</sup> July 2013. 51 letters were distributed throughout the Conservation Area. The draft documents were available on-line and hard copies were also available at 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 1<sup>st</sup> and 22<sup>nd</sup> July.
- 9.17 The Finchley Garden Village Residents Association were consulted and a meeting held to discuss a variety of issues raised. A range of external bodies were also consulted including English Heritage, the Twentieth Century Society, The Barnet Society and the Finchley Society. Local ward councillors and the local MP were also consulted.
- 9.18 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 updated Direction, to inform and seek views from the owners or occupiers.

## **RESPONSES RECEIVED FOLLOWING PUBLIC CONSULTATION**

- 9.19 A total of nine responses were received, one from an individual who responded through the public exhibition held at Finchley Church End Library. The principal issues raised included:
- A total of eight responses came from local residents and the Finchley Garden Village Resident’s Association; The Resident’s Association were largely supportive of the documents, however concerns were also raised about what they considered to be some excessive requirements set out within the Design Guidance, which they felt restricted their ability to make full use of their properties as they saw fit and prevented them from being able to improve the energy efficiency and security of their homes, without incurring unnecessary expense. No objections were raised to the Character Appraisal.
  - One response was received following the exhibition at Finchley Church End Library, suggesting that Nos. 51 and 53 Cyprus Avenue should be re-numbered Nos. 27 and 28 Village Road.

The results of the public consultation (with officer response and actions) are set out in the attached Appendix 1.

- 9.20 As a result of the comments received, amendments to the text of the Design Guidance have been made to address the issues raised, as noted within Appendix 1, under “Actions”.

### **NEXT STEPS**

- 9.21 Following the adoption of the Finchley Garden Village Conservation Area Character Appraisal, Management Proposals and Design Guidance, and the approval of the updated Article 4 Direction by the Finchley and Golders Green Area Environment Sub-Committee, all owners/occupiers of buildings within the conservation area will be informed in writing. Two site notices confirming the updated Article 4(1) Direction will be posted in the conservation area. Electronic copies of all documents and maps will be posted on the council website and hard copies made available for viewing. All owners/occupiers of buildings newly added to the Local List have been informed in writing. Confirmation of the update to the Article 4(1) Direction will be sent to the National Planning Casework Unit and a press release will appear in both the local press and the London Gazette.

## **10. LIST OF BACKGROUND PAPERS**

- 10.1 Draft Character Appraisal, Management Proposals, Appraisal maps and Design Guidance for Finchley Garden Village.
- 10.2 Correspondence received following public consultation in July 2013
- 10.3 English Heritage Guidance on Conservation Area Appraisals, and the Management of Conservation Areas (February 2006).
- 10.4 NPPF (National Planning Policy Framework) - March 2012
- 10.5 DPR dated 1<sup>st</sup> July 2013 authorising public consultation on the Character Appraisal, Management Proposals and Design Guidance.
- 10.6 DPR dated 26<sup>th</sup> September 2013 approving the Finchley Garden Village Conservation Area Character Appraisal, Management Proposals, Appraisal Map and Design Guidance.
- 10.7 Any person wishing to inspect the papers listed should telephone 0208-359-4655.

<b>Cleared by Finance (Officer's initials)</b>	<b>MM 08/10/2013</b>
<b>Cleared by Legal (Officer's initials)</b>	<b>CH 02/10/2013</b>

# Appendix 1 – Finchley Garden Village (Table Of Amended Responses)

No.	Date	Comment Received	Officer Response	Action
1	2nd July 2013	<p>There is some confusion in our local area as to whether we can extend the backs of our houses and if planning would be granted for this?</p> <p>Can you please clarify?</p>	<p>Planning permission is required for all extensions and applications will be assessed against local planning policy and design guidance.</p>	N/A
2	12 <sup>th</sup> July 2013	<p>Whilst we appreciate and value the importance of the protection of the conservation area we feel that this document is too prescriptive and with some points, borders on being slightly draconian. We feel that a better balance needs to be achieved between protection of the conservation area and allowing residents to live their lives without undue restrictions and the ability to make adjustments and enhancements to their properties in the interests of security, the environment or comfort and in an economically viable way. Indeed these are decisions that every home owner should be entitled to make.</p> <p>Thought also needs to be given to the practicality of the suggestion to use materials and designs used in the early 20th century (e.g. cast iron) which are not environmentally friendly, give rise to security concerns, are hard to source and are not economically viable. Given the spate of crime within the locality to suggest that the appearance of a window at the back of the house is more important than the security and safety of a resident is irresponsible and wrong.</p>	<p>Comments noted.</p> <p>Comments noted.</p> <p>Security and safety is very important.</p>	<p>Revisions to text, where appropriate.</p> <p>Revisions to text, where appropriate.</p> <p>N/A</p>

## Appendix 1 – Finchley Garden Village (Table Of Amended Responses)

No.	Date	Comment Received	Officer Response	Action
		<p>The increase of control by Barnet City Council on this area is unnecessary. The same two examples of deviance from the norm are cited throughout the document. There appears to be no real problem as suggested. Moreover there is nothing wrong with the existing rules and we consider the current Article 4 direction to be more than adequate. Indeed under the existing rules we were not even allowed to change our front door to a design which was completely in keeping with the character and age of the property.</p> <p>As such whilst we are generally in favour of the general ethos of the document, we feel that on the whole it is unnecessary and far too prescriptive. More thought needs to be given to the impact on residents themselves who as property owners should be entitled to enjoy and make adjustments as they see fit to their homes without unnecessary intervention by the council.</p>	<p>It is necessary to update the Article 4 Direction to accord with the current General Permitted Development Order.</p> <p>There is no objection to home owners making changes to their properties so long as the character and appearance of the houses and their settings is respected.</p>	None.
3	19 <sup>th</sup> July 2013	<p>Perhaps some re-numbering of properties is possible? Currently, No. 26 Village Road is followed by No.31 Village Road. Numbers 29 and 30 Village Road were never built. However, number 27 Village Road is today's No. 53 Cyprus Avenue and No. 28 Village Road has become No. 51 Cyprus Avenue. When and why did this happen?</p> <p>To reinstate and maintain the cohesion of Finchley Garden Village – which is centred on Village Road</p>	<p>This falls outside the remit of these documents.</p>	None.

# Appendix 1 – Finchley Garden Village (Table Of Amended Responses)

No.	Date	Comment Received	Officer Response	Action
4	21 <sup>st</sup> July 2013	<p>– perhaps the pair could be re-assigned their original addresses?</p> <p>Firstly, I wish to congratulate you on producing an outstanding, informative document which when finalised will be of immense value in informing the present and future residents of the Conservation Area's requirements and guidelines.</p> <p>I do have a number of reservations to the 'Draft Design Guidance' document which I wish to comment on:</p> <p>As a resident of 32 years as well as being a pensioner, my first priority to my wife and myself is to keep safe and comfortable and this takes precedence over anything that LBB may try and impose.</p> <p>Village Road consists of modest homes that have existed for over one hundred years as family homes, only relatively recently (1978) having been given 'Conservation Area' status.</p> <p>Even so, with LBB Planning Department's recent consent / approval there have been a number of extensions and alterations which have been the subject of resistance / objections from residents. These approvals which have had a detrimental effect and erosion of the Conservation Area have split what was previously a very conscientious community.</p>	Comments noted.	N/A

# Appendix 1 – Finchley Garden Village (Table Of Amended Responses)

No.	Date	Comment Received	Officer Response	Action
		<p>Given such preceding disputes where several properties have already been extended / upgraded, many of the proposed measures are too prescriptive and should be softened if the affected residents are to accept and comply.</p> <p>My particular objections can be summarised as follows:</p> <p>4.3 Gutters, downpipes and plumbing stacks: The majority of properties in the area have long since had their rainwater goods replaced with black plastic which is more serviceable, less expensive and safer. This requirement is considered draconian!</p> <p>4.3 Windows: There are few original leaded lights remaining in Village Road and while they appear picturesque and should be retained where possible the issue of ENERGY CONSERVATION and HOME SECURITY should overrule. The proposal is likely to affect those properties which are due to replace their window frames due to rot and the suggestion of 'secondary' glazing as opposed to vacuum sealed glazing is quite unrealistic. I am in total agreement regarding outlawing PVC or aluminium replacement windows, painted timber being the only acceptable frame material.</p>	<p>Comments noted.</p> <p>Comments noted.</p> <p>Proposed replacement windows will be considered on their individual merits.</p> <p>Comments noted.</p>	<p>Revisions to text, where appropriate.</p> <p>Revisions to text, where appropriate.</p> <p>N/A</p> <p>None.</p>

## Appendix 1 – Finchley Garden Village (Table Of Amended Responses)

No.	Date	Comment Received	Officer Response	Action
		<p>4.4 Fences, walls, gates and hedges: I agree with this entire section except the reference that “any new or replacement boundary treatments should consist of ‘white’ painted timber picket fencing”. The houses are not of uniform design and each pair has individual characteristics and this applies equally to whether picket fences are painted white or left uncoloured or wood stained. If uniform fencing type and colour was imposed throughout the road it would be detrimental to the overall appearance.</p> <p>4.5 Other alterations – Security: Alarm boxes are part of the deterrent and should be visible. Placing them where they are not visually prominent may invalidate my home insurance!! Ditto the para regarding Security cameras which is in conflict with the advice from local police.</p> <p>Finally, I hope and trust that the final issue of this document will be distributed as a hard copy to each and every household in the Conservation Area.</p>	Comments noted.	Revisions to text, where appropriate.
5	21 <sup>st</sup> July 2013	<p>We support the intention to preserve and enhance the Finchley Garden Village conservation area. We do have a number of concerns about the approach being suggested in the consultation documents.</p> <p>The documents appear to be over-prescriptive with matters of opinion set out as fact and assertions made without supporting evidence. This applies to</p>	<p>Comments noted.</p> <p>Comments noted.</p>	<p>None.</p> <p>Revisions to text, where appropriate.</p>

# Appendix 1 – Finchley Garden Village (Table Of Amended Responses)

No.	Date	Comment Received	Officer Response	Action
		<p>the design guidance which includes no design evidence to indicate what assessment of suitability has been made. We would also suggest that the statement "residents continue to enjoy a lifestyle comparable to that of English country life" has no basis in reality. The houses and green are lovely but are situated at the bottom of Cyprus Road and Hendon Avenue in a London suburb.</p> <p>Representatives of the residents association who have attended meetings with council employees gained the impression that the council working in partnership with the residents association is not on the Council's agenda. The consultation has been issued with no notice, thus potentially limiting responses. No plans for council officers to attend the resident's association monthly meeting within the timescale of the consultation were made. It seems extraordinary that the council would not wish to take more opportunities to consult and work effectively with its affected council tax payers, but are proposing to implement very specific and uniform standards, some of which are not suited to the preservation and enhancement of the Finchley Garden Village.</p> <p>The stated intent to impose uniformity: The architect designed the village so that each pair of houses is different and even within pairs there are a number of differences. This demonstrates the value of the individual character of each house in the village and that the council's proposal which</p>	<p>Council officers have met with representatives of the Residents Association to discuss the documents and issues raised within the consultation period.</p> <p>Comments noted. Each application will be considered on its individual merits, to ensure the character and appearance of the houses is preserved.</p>	<p>None.</p> <p>None.</p>



# Appendix 1 – Finchley Garden Village (Table Of Amended Responses)

No.	Date	Comment Received	Officer Response	Action
		<p>appears to introduce absolute uniformity of approach in future, is misguided and a misunderstanding of what should be preserved. There is a clear need on that basis for a framework within which suitable individual solutions to any developments can be identified.</p>		
		<p>As the document acknowledges the houses were designed in line with the principles of the arts and crafts movement. That movement placed value on the quality of materials and design, as well as enhancing life – utility and beauty were the twin motivations. These principles are at odds with the stated belief in the proposal of the value of “smallness” for any development and the over prescriptive nature of what it believes should be allowed as a development or a repair. What is important is that developments and repairs are in keeping with the Village and enhance the house and the lives of its inhabitants. That would be in line with the legislation quoted in the Local Plan.</p>	<p>There is no disagreement that both repairs and alterations to houses or their setting should be in-keeping with the village and where possible, provide enhancement.</p>	<p>None.</p>
		<p>There is no acknowledgement in the document that enhancement is subjective, or any indication that the council has a vision for enhancement, rather than a rigid and size specific view of what is appropriate irrespective of the house site, size and design.</p>	<p>The Design Guidance will help to guide residents on the considerations which should be given before proposing alterations to the houses.</p>	<p>None.</p>
		<p>The Council wishes to ensure that any changes to houses are carried out with materials originally in use, and that items, such as windows, are repaired</p>	<p>Comments noted.</p>	<p>None.</p>

# Appendix 1 – Finchley Garden Village (Table Of Amended Responses)

No.	Date	Comment Received	Officer Response	Action
		<p>rather than replaced. Preservation is interpreted as needing to do far more than reasonably maintain the area in keeping with its original intent. These houses are of local interest and that must be respected. But major changes, which are not in keeping with the area, have already occurred – some of which have been implemented by the Council.</p>	<p>Each proposal for change will be considered on its merits, whilst using the Design Guidance as a key tool.</p>	<p>None.</p>
		<p>The proposed changes risk preserving what is wrong, rather than supporting improvements. We understand from other residents that a Council senior officer stated that these are high value houses so there is no reason why residents who can afford them should not be expected to pay more for repairs. That seems to us to be an inappropriate comment.</p>	<p>The replacement of non-original features or materials which are out of keeping with the character of the village will be supported.</p>	<p>None.</p>
		<p>The new guidance extends to fencing and gardens</p>	<p>Guidance is provided on front boundary</p>	<p>Revisions</p>

# Appendix 1 – Finchley Garden Village (Table Of Amended Responses)

No.	Date	Comment Received	Officer Response	Action
		<p>in the front and rear of houses. While front gardens should be well kept and fencing options limited to the appropriate, the council should not attempt to limit fencing to white picket as this was not the original fencing. Looking at the photographs in the village road archive shows that fencing was not painted. White painted fences are a recent fashion and while it may look “villagey”, that does not make it in keeping with the original. Similarly the front gardens of that time differed as they do now. The council may have an ecologically based view about paving in gardens, but that is a different matter to maintaining the gardens as the original.</p> <p>Overall it appears that the Council has no proposed solutions for some apparently intractable problems and simply indicate in the documents, that residents need to be aware.</p> <p>Specific points:</p> <ul style="list-style-type: none"> <li>• Both documents exempt 49 Village Road from the proposals. We assume this was in fact a reference to the newly built, 49 Cyprus Avenue and as the error is repeated in a number of sections this needs amendment.</li> <li>• The police representative who attends resident association meetings indicates that overt security is needed. The design guidance suggest alarm boxes be painted and sited unobtrusively. The safety of residents and the need to follow police advice should be paramount.</li> <li>• It is suggested that gas meters should be sited</li> </ul>	<p>treatment and suggests that white painted or lightly stained fencing will be appropriate.</p> <p>Comments noted.</p> <p>Comments noted.</p> <p>Gas meters can appear obtrusive and should</p>	<p>made to text.</p> <p>Revisions made to text.</p> <p>Revisions made to text.</p> <p>None.</p>

# Appendix 1 – Finchley Garden Village (Table Of Amended Responses)

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		<p>to the side, which in a number of houses would block the side entry and prevent the council green bin passing through. Another option is suggested which doesn't appear to be available.</p> <ul style="list-style-type: none"> <li>Garages or hard standing are present in 21 houses and not only a few. Most residents in fact park on the road, which is an issue.</li> <li>It is suggested in the design guidance that one change might affect the harmony of the area. So many changes have already occurred that it is difficult to evidence that this would be the case. It is similarly difficult to evidence that the council's proposals for specific roofing of single storey extensions or a specific size of extension would be either in keeping or an enhancement</li> <li>It is stated that the public realm is maintained to an acceptable level. In fact many of the paving stones are uneven and broken, with weeds growing between paving and along the front of houses. It would not appear that any maintenance schedule is in place.</li> <li>The documents refer to lamp posts in keeping round the green. Most lamp posts in Village Road including some of those on the green are of recent design and not in keeping.</li> <li>Several trees round the green have over the years been so badly maintained by Council services that their appearance has been distorted.</li> <li>The Council refuse services use plastic wheelie</li> </ul>	<p>therefore be sited sensitively. They can sometimes be positioned at ground level and potentially hidden. They should not, however, restrict access to side gardens.</p> <p>There are 5 garages and 15 hardstandings fronting houses in Village Road. Those in-front of houses are not original and do not respect the character of the area. Parking is an issue and this is referred to.</p> <p>The intention of the Design Guidance is to avoid over-large or poorly designed extensions.</p> <p>Where footpath paving is broken or in need of urgent replacement, the council's Highway Department should be contacted to investigate.</p> <p>The existing lamp columns are not considered to be of inappropriate design.</p> <p>The council's Street Trees Officer should be contacted to investigate if this is the case.</p> <p>The Recycling Team is due to make changes</p>	<p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p> <p>None.</p>

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6	22 <sup>nd</sup> July 2013	<p>bins and recycling boxes. Is it the intention of the Council to provide Village residents with bins more in keeping with those originally in use if these proposals are adopted in full?</p> <p>In conclusion, responsibilities exist for both the residents and the Council to jointly preserve and enhance the Finchley Garden Village.</p>	<p>to the facilities provided for the collection of recycling items.</p>	
	<p>We have reviewed with interest the Draft Finchley Garden Village Character Appraisal. To summarise; whilst we welcome a review of the existing guidelines, we feel that the requirements placed on residents by Barnet Council are onerous. We are concerned that the area will eventually fall into disrepair because it is too difficult and expensive for residents to make improvements/amendments to their home, and/or maximise the potential of the dwellings.</p> <p>4.1 Extensions This section sounds fair in principal. However- the bungalow has 6 windows on the side of the house. You can see into all of the windows.</p> <p>Too much emphasis is placed on the "street scene"- more weight is given to third party's views over the green and the open space behind, than to homeowner's right to make the most of their properties. It is unclear why an l-shaped extension would be refused. Why not at least consider proposals for them?</p>	<p>There is no reason why making improvements to the houses will be more expensive as a result of the Design Guidance.</p> <p>Comments noted.</p> <p>All proposals for extensions will be considered, although it is unlikely that L-shaped extensions will harmonise with the original form of the houses.</p>	<p>None.</p> <p>None.</p> <p>None.</p>	

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		<p>2. 4.2 Loft Extension Home owners should be entitled to make the most out of their property. Because of the tight restrictions on two storey extensions, the option to go into the loft is likely to be the only way to make an additional bedroom above ground floor level. If only one dormer is allowed, there is the chance that either you use the dormer to create head room to get into the loft, or you use the dormer to allow light into the room. Why not allow a side and back dormer but make sure that they require planning permission?</p>	<p>All dormer window proposals will be carefully assessed, although front-facing dormers are likely to appear as incongruous additions.</p>	<p>None.</p>
		<p>3. Basements The bungalow has a large basement with a lightwell allowing light to flood into it! Residents deserve to be able to make the most of the property. If residents are allowed to have a basement but not allowed to use traditional ways to allow light into the basement, the council have defeated the purpose of having a basement in the first place.</p>	<p>The bungalow was approved prior to the preparation of the Design Guidance. For newly proposed basements, the light source should be discreet.</p>	<p>None.</p>
		<p>4. Building Materials Windows It is expensive to repair leaded lights. They are also not secure against break ins. It is ridiculous to require home owners to keep leaded lights in windows that appear in rear extensions.</p>	<p>Original leaded lights are an important feature of village houses. It will not be necessary for all windows in rear extensions to feature leaded lights, although for continuity, it may be desirable.</p>	<p>None.</p>
		<p>5. Windows further Village Road has experienced a number of</p>	<p>Comments noted. There is no intention of</p>	<p>None.</p>

# Appendix 1 – Finchley Garden Village (Table Of Amended Responses)

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		<p>burglaries. This may be because it is very expensive to have leaded lights double glazed. By placing restrictions on carrying out window repairs/replacements/double glazing, the council runs the risk of the area continuing to be susceptible to burglaries. It is easy to break in, and residents will be put off adding security to the windows because of the onerous provisions, and expense of having to apply for full planning permission.</p> <p>6. Temporary garden structures and large play equipment. We are lucky enough to have an excellent playground in the open space right behind the south side of the Green. It is draconian to require home owners to seek council guidance before making the most of our garden with play equipment.</p> <p>7. 4.5 Other alterations TV Aerials Common sense is required here. No one wants their house to be disfigured by a great big satellite dish on the front of it. a lot of people want the luxury of satellite tv. As such, the dish is placed in the best place to receive reception! It is oppressive of the council to place these measures on residents to screen the dish with planting!</p> <p>8. 4.5 Other alterations: Alarms Village Road has suffered from many burglaries. A visible alarm box is a known burglar deterrent.</p>	<p>compromising security with guidance on window repair/replacement.</p> <p>In some instances, over-large garden structure, including play equipment, can require planning permission.</p> <p>Satellite dishes should be positioned so as not to disfigure the appearance of a property.</p> <p>There is no opposition to alarm boxes. They should however be sited sensitively.</p>	<p>None.</p> <p>None.</p> <p>None.</p>

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No.	Date	Comment Received	Officer Response	Action
7	22 <sup>nd</sup> July 2013	<p>Since we cannot easily replace/secure our windows, we must take other measures to protect our homes! We must be able to freely display an alarm box that is visually prominent. Unless perhaps the council want to provide Village Road with a 24 hour security service.</p> <p>We have reviewed your document and are grateful for the efforts that have gone in to preparing it. However, the requirements being put on the residents are becoming onerous, uneconomic and do not consider sustainability and environment. The latter point on sustainability and environment is important as from reading about the history of the village green, this was a core part of the design consideration when it was built – and is something not considered at all in your guidance or management proposals.</p> <p>I am concerned that with further conditions being imposed on residents it will make minor amendments costly and require permissions – this will lead to less conservation of the area and properties to fall into disrepair.</p>	<p>Comments noted.</p> <p>The sustainability of the houses is very important and one of the reasons the Design Guidance is being introduced.</p>	None.
8	22 <sup>nd</sup> July 2013	<p>The Association welcomes this document and is proud to have been able to contribute to it. The historical detail is valuable, fascinating and well researched. The Association agrees that the Village has great historical and heritage value and that its unique character must be preserved. The observations that follow concentrate on the</p>	<p>Comments noted.</p>	None.



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No.	Date	Comment Received	Officer Response	Action
		<p>Design Guidance - as it is this that puts forth in detail the means by which this aim may best be secured.</p> <p>For the overall philosophy, the Association has nothing but praise; it is in the detail that reservations need to be expressed, and these are listed below. Before addressing them, however, we feel we must touch on a related area of concern which has a direct bearing on the Appraisal Document and its function. In particular, we would like to know how the heritage department relates to the planning department within the council and whether, indeed, the former has any relevance to or communication with the latter.</p> <p>(Paragraphs commenting on a previous planning application have been removed as not relevant to this consultation)</p> <p>In a consultation such as the present it is essential to enlist the goodwill of the Villagers if they are not to end up feeling overriden, browbeaten and resentful. If they cannot fully assent to the design guidance or trust to its being maintained impartially in all future planning decisions they will choose to disregard it.</p> <p>These notes started by welcoming this Appraisal and expressing our support for it. The observations above though considered of extreme importance and of direct relevance to the consultation say nothing about our response to the design guidance itself.</p>		

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No.	Date	Comment Received	Officer Response	Action
		<p><b><u>General Response to Design Guidance.</u></b></p> <p>The Association is in full agreement with the aims of the Design Guidance and the Article 4 Direction. It does disagree strongly with some of the restrictions and finds the approach prescriptive and inflexible. Although the point is made that no two houses are the same and must therefore be considered individually many of the restrictions ignore this and impose a straitjacket as much on the Council as on the residents.</p>	<p>Comments noted.</p>	<p>None.</p>
		<p>Finchley Garden Village is not owned by the National Trust or English Heritage, and restrictions which might be appropriate in such an environment are excessive in a residential area. The Village cannot and should not be preserved in aspic and while the character must not be eroded consideration must also be given to modern materials and modern lifestyles.</p>	<p>There is no objection to change, so long as the character of the houses, their settings and the wider area, is respected.</p>	<p>None.</p>
		<p>In particular, where there is a conflict between preservation and security the Village feels strongly that security must prevail. Greater consideration needs also to be given to the demands of economy and fuel efficiency.</p>	<p>Comments noted.</p>	<p>Some revisions made to text.</p>
		<p><b><u>Reservations in Detail</u></b>  <b><u>4.1 House Extensions.</u></b>            Extensions should be modest, in proportion and in keeping with the property but to insist they should not exceed half the width of the property, while it</p>	<p>This is general guidance and each application will be considered individually.</p>	<p>None.</p>

# Appendix 1 – Finchley Garden Village (Table Of Amended Responses)

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		<p>may be appropriate in some cases, would be restrictive in others. It is unclear whether extensions that can be seen from the road are unacceptable, but we feel that if the extension is fitting its visibility should not in itself disqualify it.</p> <p>We accept the general guidance on dormer windows but cannot believe that every rear dormer must necessarily be sited over a first floor window or that two dormers will never be acceptable.</p> <p>We endorse the reservations expressed over basements and wonder why a basement at the Bungalow was permitted.</p> <p><b>Gutters, downpipes and plumbing stacks.</b> We resist the assertion that all rainwater goods should be replaced in cast iron. Many of the houses now have black plastic. The difference in appearance is insignificant and only revealed on close inspection. The cost of replacement acts as a disincentive so that split downpipes and leaking gutters are left to damage the property.</p> <p>These houses were built without cavity walls and with external plumbing. To site all future soil and waste pipes internally would in many cases be impractical, unsightly and very expensive.</p> <p><b>Windows.</b> We agree that where possible original leaded lights should be preserved. But where they have been</p>	<p>The public view of an extension does not automatically disqualify it, although generally, they should not be overly conspicuous.</p> <p>It is unlikely that two dormers will sit comfortably on a single rear roof slope. In most instances, dormers should be positioned above the windows on the floor below, but each case will be assessed on its merits.</p> <p>Comments noted.</p> <p>Comments noted.</p> <p>Comments noted.</p> <p>Each application for window replacement will be considered on its merits.</p>	<p>None.</p> <p>None.</p> <p>Revisions made to text.</p> <p>None.</p> <p>None.</p>

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		<p>lost to deny applied lead strips over clear glass is counterproductive. The rejection of sealed double glazed units where they can be fitted without prejudice to the timber frames seems draconian and is against security and energy efficiency.</p> <p><b>4.4Fences, walls, gates and hedges.</b> The original picket fences in Village Road were of unpainted chestnut paling. There is therefore no historical reason for insisting that all future picket fencing should be painted white.</p> <p><b>Other alterations.</b> It is hoped that planning for suitably sited CCTV cameras will be granted. The police specifically recommend them.</p> <p>Alarm boxes serve as a visual warning to would-be burglars and their prominent display is encouraged by the police. To site them in an unobtrusive position and painted to match the wall defeats their objective. Security must predominate.</p> <p><b>Tree works.</b> We accept that major lopping of garden trees should be notifiable, but to insist on six week's prior notification for minor surgery or the annual pruning of an apple tree is excessive.</p> <p><b>Conclusion</b> The aim of the Residents and of the Council is identical: to preserve the charm and historical</p>	<p>Comments noted.</p> <p>CCTV cameras should be sited so as not to be visually obtrusive to the appearance of the property.</p> <p>Comments noted.</p> <p>This is a statutory requirement.</p> <p>Comments noted. Various revisions have been made to the text in response to the comments received.</p>	<p>Revisions made to text.</p> <p>None.</p> <p>Revisions made to text.</p> <p>None.</p> <p>Revisions made to text.</p>

# Appendix 1 – Finchley Garden Village (Table Of Amended Responses)

No.	Date	Comment Received	Officer Response	Action
		<p>character of this unique development. We earnestly wish to form a co-operative partnership. For this to happen both partners must be in accord with the preservation proposals. The residents are unlikely to assent if they feel the proposals have been imposed without their consent from outside and that though they are binding on them there is no guarantee that they will also govern future decisions from the Planning Department.</p>		
		<p><b><u>Errors and queries</u></b> No 49 Village Road should be No 49 Cyprus Avenue.</p>	<p>Comments noted.</p>	<p>Revisions made to text.</p>
		<p>What is 'the local plan adopted in November 2012'?</p>	<p>This is Barnet's Development Plan.</p>	<p>N/A</p>
		<p>What is 'article 1 (5) land'?</p>	<p>This refers to a conservation area, in this instance.</p>	<p>N/A</p>
		<p>What will be the planning position under One Barnet? Capita is a private company not subject to the Freedom of Information Act.</p>		
		<p>Is it the case that the Article 4 Direction is binding on residents but not on the Council?</p>	<p>The Article 4 Direction relates to the removal of permitted development rights.</p>	<p>N/A</p>
9	22 <sup>nd</sup> July 2013	<p>The main objection that I have to the proposals is that they are impractical and expensive... If I need to change the guttering as it is coming to the end of its useful life, I will choose a black guttering but the original material as suggested, I object to on two counts</p>	<p>Comments noted.</p>	<p>Revisions made to text.</p>

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		<ol style="list-style-type: none"> <li>1. the original material was cast iron and to replace that nowadays is expensive and</li> <li>2. the original material of cast iron is not environmentally friendly as the waste which comes from these pipes will have dissolved the iron and other chemicals and be deposited in the soil, which is not safe.</li> </ol>	<p>Comments noted.</p>	None.
		<p>The main objection is that those who live here are unlikely to alter their properties to ruin the area and to put restrictions such as those proposed are unreasonable, unworkable and draconian. It seems to me that we all enjoy our environment and the measures that the council have begun to take impinge on our freedoms to use common sense in addition to question our understanding of living in a conservation area.</p>	<p>There is no intention to impose restrictions on residents, but to clarify those changes which might be harmful to the character and appearance of the area. It is a statutory responsibility of the Local Planning Authority to consider and plan for the preservation and enhancement of its conservation areas.</p>	
		<p>If the council intends to make it difficult to live here by imposing these restrictions, the properties may fall into bad repair as those living here cannot afford to replace windows etc.... as they were, materials and all... when they were first built. The result will be that a once beautiful area will no longer be beautiful and all the work that has been done over the years, will have been for nowt.</p>		

## **Appendix 2**

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

#### Schedule 2

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

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

##### **Part 2 Minor operations**

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

##### **Part 33 Closed circuit television cameras**

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

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

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

- Class H** The installation, alteration or replacement of a wind turbine on or within the curtilage of a dwellinghouse, including on a curtilage building.
- Class I** The installation, alteration or replacement of a stand alone wind turbine within the curtilage of a dwellinghouse.



<b>Meeting</b>	Finchley and Golders Green Area Environment Sub-Committee
<b>Date</b>	22 October 2013
<b>Subject</b>	Moss Hall Grove N12 – Proposed Advisory 20mph Zone
<b>Report of Summary</b>	Director for Place  The report outlines the feasibility study findings regarding the introduction of advisory 20mph Zone on the roads that surround the local schools, namely Nether Street, Moss Hall Grove, Essex Park N12. Also re-introduction of mini-roundabout at the Nether Street junction with Moss Hall Grove.

Officer Contributors	Nadeem Hussain, Senior Engineer (Traffic & Development)
Status (public or exempt)	Public
Wards Affected	West Finchley Ward
Key Decision	No
Reason for urgency / exemption from call-in	Not applicable
Function of	Executive
Enclosures	Drawing No. 60696-DD-02 Drawing No. 21729_793
Contact for Further Information:	Nadeem Hussain 0208 359 6124

## **1. RECOMMENDATIONS**

**That the Committee;**

- 1.1 Indicate whether an advisory 20mph zone, as shown on the drawing no. 60696-DD-02 should be introduced.**
- 1.2 Indicate whether the mini-roundabout at the Nether Street junction with Moss Hall Grove be re-instated.**
- 1.3 Indicate whether the section of 'At Any Time' waiting restriction shown on drawing no. 21729\_793, on the corner of Essex Park opposite the School entrance should be introduced.**
- 1.4 Subject to the above, instruct the Director for Place to proceed to a public and statutory consultation, and that any unresolved objections received as a result of the consultation in relation to the waiting restrictions be addressed by the Director for Place in consultation with the Cabinet Member for Environment and the Ward Councillors.**
- 1.5 Subject to the consultation outcome, monitor the impact of the introduced measures on the wider network and if need be, make recommendations for modifications as appropriate to this committee in the future.**

## **2. RELEVANT PREVIOUS DECISIONS**

- 2.1 The Finchley and Golders Green Area Environment Sub-Committee meeting in 25 June 2013 resolved that the Director for Place be instructed to ensure that every effort is made to introduce the planned pedestrian crossing and that further traffic management measures for the area are considered including the feasibility of introducing a 20mph speed limit or similar, and that Civil Enforcement Officer presence is increased to reduce the high amount of illegal parking on school zig zags and blocking of roads and driveways.
- 2.2 Summary DPR was produced in September 2013 to commence public consultation for the implementation of the zebra crossing on Moss Hall Grove and at the time of drafting this report the proposal was out to public consultation with the local community.

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

- 3.1 The Corporate Plan 2013/16 defines the Council's vision (under the priority to promote responsible growth, development and success across the borough) in delivering sustainable growth to ensure Barnet continues to be successful and prosperous place where people want to live and work.
- 3.2 The London Mayor's Transport Strategy also addresses these areas through: "Proposal 30: The Mayor, through TfL, and working with the London boroughs and other stakeholders, will introduce measures to smooth traffic flow to manage congestion (delay, reliability and network resilience) for all people and freight movements on the road network, and maximise the efficiency of the network. These measures will include ...c) "... keep traffic moving ..." , e)

Planning and implementing ... improvements to the existing road network, ... to improve traffic flow on the most congested sections of the network, and to improve conditions for all road users

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

- 4.1 There would be some minor disruption whilst the work is being completed but this would be minimised through traffic management in discussion with contractor undertaking the work.

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

- 5.1 The introduction of this advisory 20mph zone will encourage drivers to travel at slower speed, which will facilitate a safer environment for pedestrians and particularly benefiting users with mobility impairments, schoolchildren using local schools and pedestrians with prams and pushchairs.

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

- 6.1 **Finance** The 20 mph scheme is funded from the LIP's Traffic Management and Road Safety allocation. The total estimated cost for introduction of the measures (20mph zone signs and re-instatement of the Mini-roundabout) is estimated at £18,000, and will be contained within the LIP allocation.

- 6.2 The introduction of new waiting restrictions would require an amendment to a Traffic Management Order. Statutory procedures require a public consultation to take place. Total estimated costs for the necessary statutory process, including advertising, printing, and all officer time, including consideration of any comments received, report writing and the introduction of yellow lines are estimated to be £2000, the costs of which can be met from existing budgets.

- 6.3 The lines and signs require periodic ongoing routine maintenance.

- 6.4 **Procurement** -The highway works would be procured through the borough's highway term contracts.

- 6.5 There are no **Staffing, IT or Property** implications arising out of this report.

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

- 7.1 The Traffic Management Act 2004 places an obligation on authorities to ensure the safe and expeditious movement of traffic on their road network.

- 7.2 The Council as Highway Authority has the necessary legal powers to introduce or amend Traffic Management Orders through the Road Traffic Regulation Act 1984.

#### **8. CONSTITUTIONAL POWERS (Relevant section from the Constitution, Key/Non-Key Decision)**

- 8.1 The Council's Constitution – Responsibility for Functions – Area Environment Sub-committees perform functions that are the responsibility of the Executive including highways use and regulation not the responsibility of the Council,

within the boundaries of their areas in accordance with Council policy and within budget.

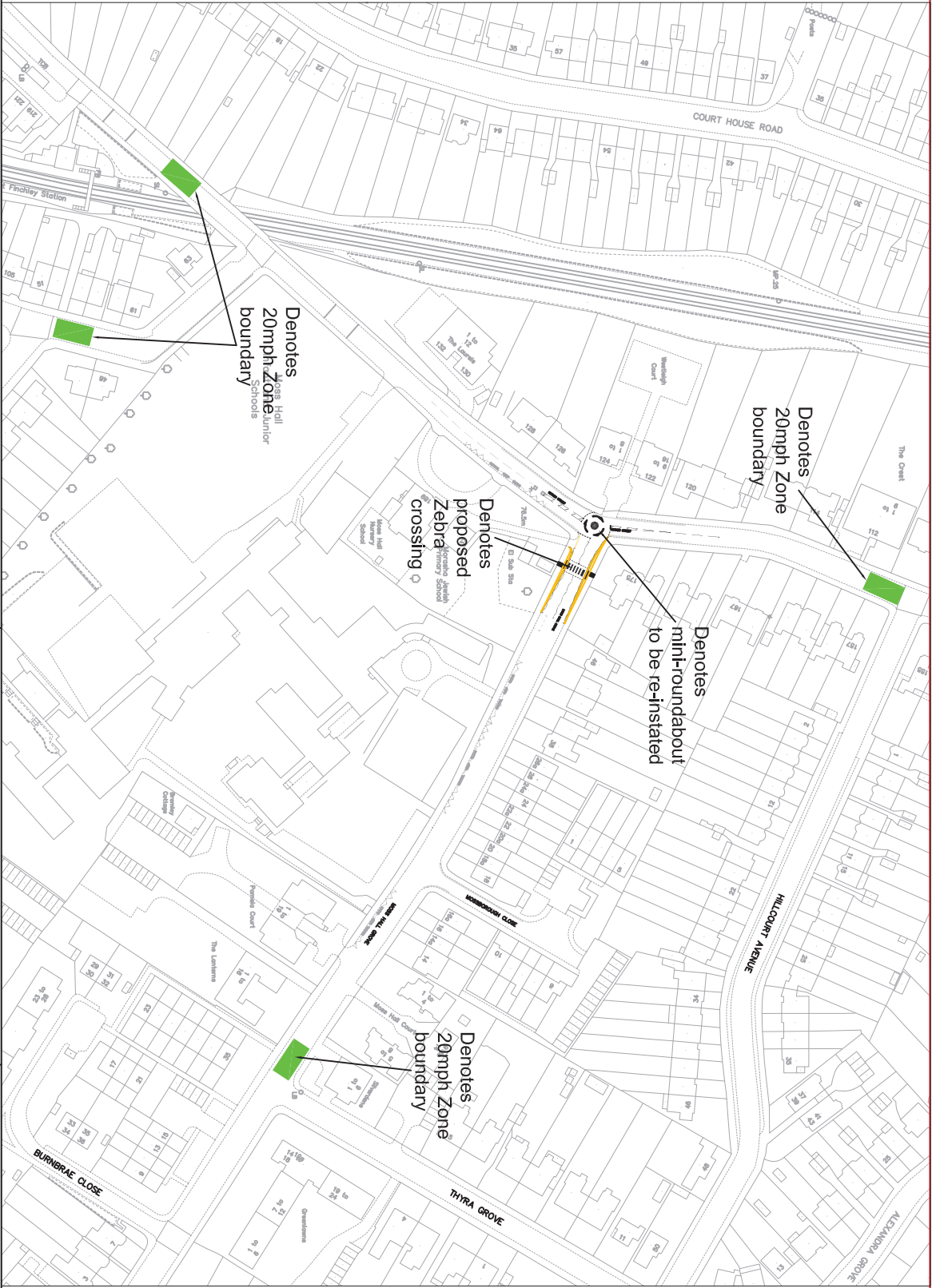
## **9. BACKGROUND**

- 9.1 Local schools and individual Barnet's residents have been independently raising safety concerns relating to the roads surrounding Moss Hall Grove and Officers conducted initial assessments and met with residents and schools to understand and discuss the areas of concern.
- 9.2 School Travel Plan indicates that provision of safe crossing facility would improve pedestrian safety and promote sustainable travel to and from the local schools.
- 9.3 At the end of 2011, the roads surrounding the Moss Hall schools were resurfaced and the mini-road markings were not re-instated. In addition to the concerns regarding safety, a number of requested have been made for the re-instatement mini-roundabout by local residents.
- 9.4 Moss Hall School subsequently submitted Planning Application No. F/00569/13 for the proposed expansion of the School, where there was an indication that the number of people walking to school would increase. As part of the Planning permission S106 funding was agreed to implement a zebra crossing on Moss Hall Grove and at the time of drafting this report the proposal was out to public consultation with the local community.
- 9.5 In addition to the agreed zebra crossing, it is therefore recommended that an advisory 20 mph speed limit is put in place around the school to operate during school hours, 8am to 6pm. The boundary of the zone is shown on drawing no. 60696-DD-02. The area includes Nether Street from its junction with Hillcourt Avenue to just past the junction with Essex Park and Moss Hall Grove from its junction with Thyra Grove to Nether Street. The area will be controlled by warning signs which will be operational when the lights are flashing and it will incorporate a School warning sign.
- 9.6 In order to help reduce speeds in this area and it is recommended that the mini-roundabout at the Nether Street junction with Moss Hall Grove is also re-instated as part of this proposal.
- 9.7 A review of parking has also been undertaken in the area and it is recommended that a 10 metre section of 'At Any Time' Waiting Restriction is implemented on the corner in Essex Park outside no. 61 which is opposite the school entrance and existing School Keep Clear Markings. The proposed waiting restrictions are shown drawing no. 21729\_793.

## **10 List of background papers:**

- 10.1 None.

<b>Cleared by Finance (Officer's initials)</b>	<b>AD</b>
<b>Cleared by Legal (Officer's initials)</b>	<b>AK</b>



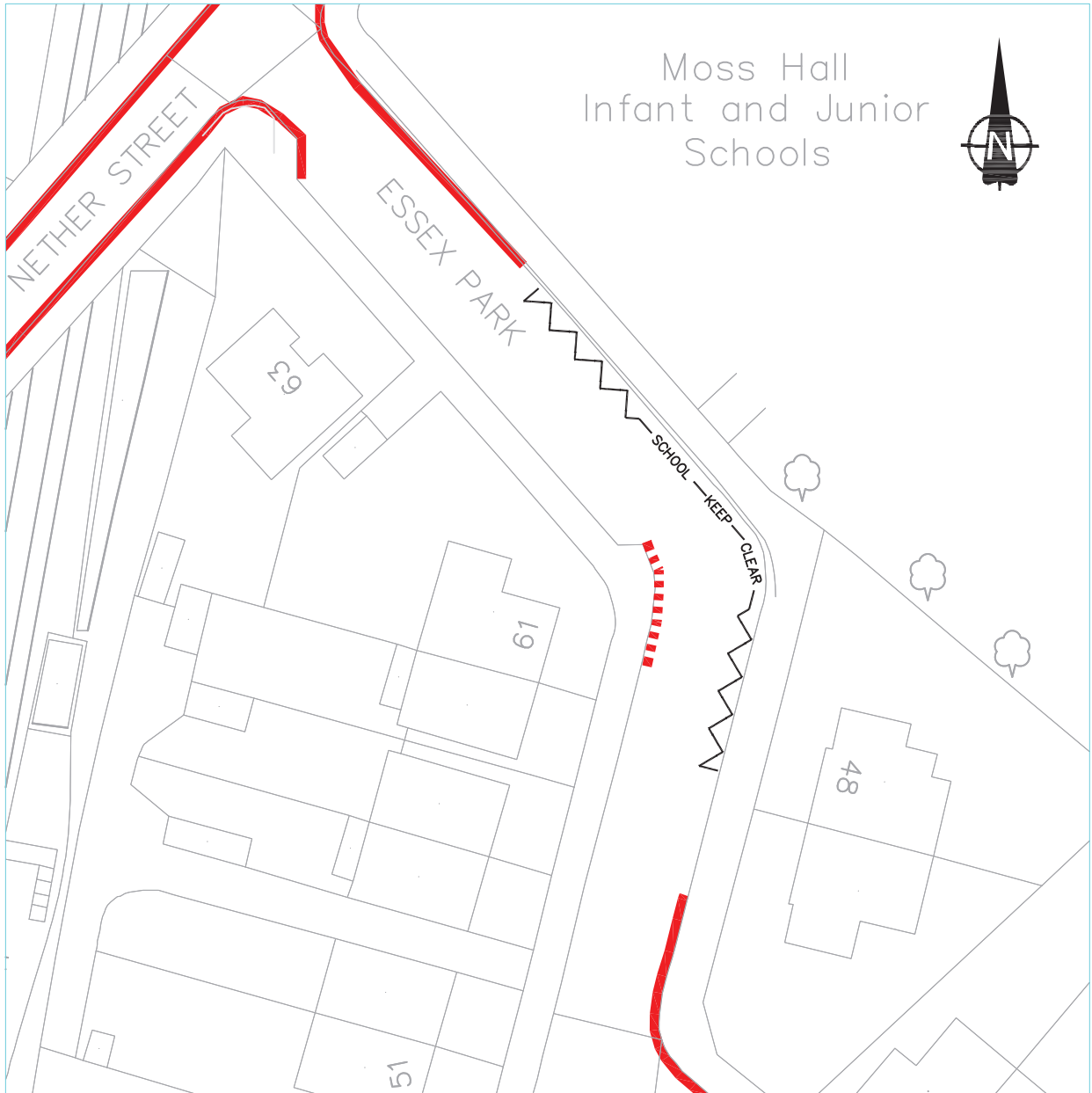
Initiated by	NR	SCHEME: Moss Hall Grove Moss Hall Infant School
Drawn by	NH	
Checked by	NH	TITLE: Proposed Advisory 20mph Zone Boundary Plan
Date	Oct 13	
Scales		NTS@A4

Pam Wharfe Director for Place	North London Business Park Oakleigh Road South New Southgate N11 1NP Tel. 020 8359 2000
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	DRAWING No.	60696-DD-02
	Acad Ref.	

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**KEY:**

- Existing 'At any time' waiting restrictions
- Proposed 'At any time' waiting restrictions
- No Stopping School Keep Clear restrictions

**NOTE:**

In response to Ward Councillor and resident request and after Officer investigation it is proposed to introduce 'At any time' waiting restrictions on the bend of Essex Park outside no 61 in order to deter obstructive parking and improve sightlines and safety.

Initiated by VR	<b>SCHEME:</b> WAITING RESTRICTION REVIEW	Pam Wharfe Director for Place	
Drawn by VR			
Checked by GWA	<b>TITLE:</b> ESSEX PARK - N3 WEST FINCHLEY WARD	North London Business Park Oakleigh Road South New Southgate N11 1NP Tel. 020 8359 2000	<b>DRAWING No.</b> 21729_793
Date 11/09/13			Scales 1:500

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