

Chipping Barnet Area Planning Committee
15 April 2019
Addendum to Officers Report

18/7241/FUL

5 - 12 Bookbinders Cottages, Bawtry Road, London, N20 0SS

Amendments to recommendations:

Recommendation I

Recommendation I shall be amended to read as follows:

RECOMMENDATION I:

That the applicant and any other person having a requisite interest be invited to enter by way of an agreement into a planning obligation under Section 106 of the Town and Country Planning Act 1990 and any other legislation which is considered necessary for the purposes seeking to secure the following:

1. Paying the council's legal and professional costs of preparing the Agreement and any other enabling agreements;
2. All obligations listed below to become enforceable in accordance with a timetable to be agreed in writing with the Local Planning Authority;
3. Covenant to secure tenanted occupation of all the residential units for a minimum period of 15 years with tenants being offered an option of 3 year tenancies subject to exceptions agreed with the Council.
4. On site provision of 40% Affordable Housing comprising discounted Affordable Private Rented Units in common management with the rest of the residential units on site, with nomination rights for the Council from tenants who are (or have been) employed in the book trade who satisfy the Council's eligibility criteria.
5. A marketing strategy and management scheme relating to the Affordable Housing to be agreed with the Council prior to commencement of the development.
6. Clawback arrangement, should the covenant regarding the provision of Affordable Housing be breached to compensate the Council for the loss of the Affordable Private Rented Units based upon viability at the point of sale.
7. Payment of monitoring.
8. Payment of £15,192.00 towards carbon offset to meet the Mayor of London's zero carbon target.

Recommendation II

Condition 2

Regarding condition 2, the following plan and documents were omitted, and shall be now included:

0504-300.01 Revision B - Existing north and south elevations

Email sent by the agent dated 18 March 2019

The following plans/documents are to be amended to provide clarity on which version is correct:

10440-501 Revision T – Proposed drainage construction details

10440-502 Revision T – Existing drainage routes

Drainage Strategy and Flood risk assessment by NJP Consulting Engineers Limited dated January 2019 (ref: RN/10440) (As revised and uploaded by the local authority on the 22 March 2019]

Arboricultural Assessment prepared by Tim Pursey (date of survey November 2018) and accompanying Tree Constraints Plan and Tree Protection Plan – Revision A dated 29 March 2019

Planning Statement by Tetlow King Planning dated April 2019 (as revised) (reference JS/OM M18 1003-01.RPT)

Recommendation III

Recommendation III shall be amended to read as follows:

RECOMMENDATION III:

1 That if the above agreement has not been completed or a unilateral undertaking has not been submitted by 13.05.2019, unless otherwise agreed in writing, the Service Director for Planning and Building Control REFUSE the application under delegated powers for the following reason(s):

The proposed development does not include a formal undertaking to provide affordable housing. The proposal would therefore not address the impacts of the development, contrary to Policy CS4 of Barnet's Local Plan Core Strategy (2012) and Policy DM10 of Barnet's Adopted Development Management Policies Document DPD (2012).

The proposed development does not include a formal undertaking to meet the costs of the required carbon off-set provision. The proposal would therefore not address the impacts of the development, contrary to Policy 5.2 of the London Plan (2016), Policy CS13 of Barnet's Local Plan Core Strategy (2012) and Policy DM04 of the Barnet's Adopted Development Management Policies Document DPD (2012).

Description of development:

For clarity, the description of development has been amended to:

“Demolition of existing buildings and erection of 4no. two storey buildings comprising of 17 self-contained flats *for rented use* and a site office. Associated amenity space, hard and soft landscaping, refuse/recycling storage, cycle store and provision of 17 off-street parking spaces”

Objection comment:

Since the publishing of the committee report, an objection was received stating:

“Further to my last email regarding the above application, and a pending meeting next monday in chipping barnet.

I feel it is only right to point out that this small estate is not solely for the benefit of book trades, but also scots care charity.

There are 28 scots care residents living in a sheltered accommodation part of the estate and also 12 long term residents in the book trades side.

The vast majority of these residents are not on internet and therefore have not expressed their views on this application.

Apart from two residents the rest are retired and at present enjoying well earned peaceful retirement.

No one from book trades had the manners to even comment on their plans before the application went in. This has caused resentment not only for the scots care residents, but also most of the long term book trades residents.

Whilst not disapproving the development of the site, we do feel its grossly overdevelopment and will destroy the ambience and peace valued greatly by the present residents. Student accommodation is not really suitable or compatible with the estate, and the plans as they stand will destroy the peace and quiet enjoyed by the retirees.

We as a group are looking at the methods we can use to appeal any decision to grant this application as it stands. I have contacted the Home Office for further advice on the Appeal guidelines.

Yours Sincerely”

Amendments to the main text of the committee report:

It is noted in the committee report under Section 5.1 ‘Policy Context’, under the sub-title ‘Barnet’s Local Plan (2012)’ it states ‘The Council’s approach to extensions...’. As the application is to demolish and build, reference to the ‘Councils approach to extensions’ is not relevant. Nonetheless, Policy DM01 relates to all development and is a material consideration.

It is noted under the sub-title of ‘Housing mix’ of Section 5.3 of the committee report, the proposal is for 15 no. one-bedroom units and 2 no. two-bedroom units, and not 17 no. one-bedroom units as stated in the committee report.

Under the sub-title ‘Affordable housing provision’ of Section 5.3 of the committee report, the Planning Officer wishes to add the following:

The proposed development under this application is for the 17 self-contained units for rented use. It will house new entrants to the booktrade industry as well as those who are already employed (or were previously employed) in the industry, for the applicant, who are a charity.

Build to rent is a distinct asset class within the private rented sector, and has been defined in the National Planning Policy Framework glossary, in order to simplify its treatment within the planning system.

The NPPF (2019) defines Build to Rent in its glossary as:

“Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.”

The proposed development under this application is purpose built housing that is 100% rented out. It will all be on the same site. It will be professionally managed stock in single ownership and management control (The Book Trade Charity). The Section 106 tied to this recommendation secures that tenants are offered an option of three year tenancies, subject to exceptions agreed with the Council and recorded in the Section 106 Agreement.

‘Build to Rent’ developments are also addressed in The Mayor of London’s ‘Homes for Londoners: Affordable housing and viability supplementary planning guidance 2017’ (August 2017).

It sets out the definition in Paragraph 4.9 of Section 4:

“For the purposes of this SPG, a Build to Rent development must:

- be a development, or block/phase within a development, of at least 50 units;
- hold its constituent homes as Build to Rent under a covenant for at least 15 years;
- provide units that are all self-contained and let separately;
- operate under unified ownership and management;
- offer longer tenancies (three years or more) to all tenants, with break clauses that allow the tenant to end the tenancy with a month’s notice any time after the first six months;
- offer rent certainty for the period of the tenancy, the basis of which should be made clear to the tenant before a tenancy agreement is signed, including any annual increases which should always be formula-linked;
- include on-site management, which does not necessarily mean full-time dedicated on-site staff, but must offer systems for prompt resolution of issues and some daily on-site presence;
- be operated by providers who have a complaints procedure in place and are a member of a recognised ombudsman scheme; and
- not charge up-front fees of any kind to tenants or prospective tenants, other than deposits and rent-in-advance.

This definition is also reflected in Policy H13 of the draft of the New London Plan. It adds that a clawback mechanism should be in place to recoup additional affordable housing

contributions in the event of the covenant being broken. As the draft New London Plan is yet to be adopted, it has been given limited weight.

All proposed units under this application are self-contained and let separately. They operate under unified ownership and management (The Book Trade Charity). The agent has confirmed that the applicant offers rent certainty for the period of the tenancy; provides on-site management; operates a complaints procedure and does not charge up-front fees, other than those deposits and rent-in-advance.

The Section 106 accompanying this recommendation includes a covenant to secure tenanted occupation of all the residential units for a minimum period of 15 years with tenants being offered an option of 3 year tenancies subject to exceptions agreed with the Council. It also includes a clawback mechanism should the covenant be breached, as advised by the London Mayor's SPG (2017).

Although the development proposes less than 50 units, and therefore the proposed development is not a 'Build to Rent' scheme in the strictest sense (as defined by the Mayor of London), the principles of a 'Build to Rent' scheme is considered to be the most appropriate to apply to this development.

In addition, the applicant has also agreed to the on-site provision of 40% Affordable Housing comprising discounted Affordable Private Rented Units in common management with the rest of the residential units on site, with nomination rights for the Council from tenants who are (or have been) employed in the book trade who satisfy the Council's eligibility criteria. These will be at discounted market rent. The applicant advises that the rent on the other units are also being offered below market rent.

It is noted under the sub-title 'Impact on amenity of neighbouring occupiers', the committee report should read: "The properties on Balfour Grove are essentially 'buffered' by Building A and D, which will remain. As such, no harm would arise" and not Manor Drive as erroneously referred to.

It is noted under the sub-title 'Impact on amenity of neighbouring occupiers', where 'Manor Road' is referred to, it should refer to 'Manor Drive'.

Under 'Impact on parking and highways network', Building A includes 6 no. x one bedroom units, not 8 no. one bedroom units as referred to in the committee report.

19/0629/FUL 58 East View EN5 5TN

Objection

Received from no.60 East View after Neighbours Consultation period expired on 18.03. 2019.

Concern is expressed regarding the impact on the existing trees at the front of the property during construction work; impact of associated ground work; impact on sewage and drainage in the area, impact on available on street parking.

All these issued have been addressed in the report.

Amend Condition 7 on page 96 to read:

“Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development otherwise permitted by any of Classes A to E of Part 1 of Schedule 2 of that Order shall be carried out within the curtilage of the new dwelling hereby approved.

Reason: To safeguard the amenities of neighbouring occupiers and the general locality in accordance with policies DM01 of the Development Management Policies DPD (adopted September 2012).

18/7503/FUL 1302 High Road N20 9HJ

Certificate of Ownership

Since the report was published, the applicant has signed certificate B and served notice on the leaseholder of no. 1300A High Road.

Additional Condition

The following condition is considered to be appropriate to restrict use of the front terrace for the restaurant use:

“The front roof of building or flat roof at the rear hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden/ roof terrace or similar sitting out area for the restaurant use.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).”

Amendment to condition 6 (Servicing)

Condition 6 shall be amended as follows (changes underlined):

“No deliveries/servicing of the A3 unit shall occur outside of the hours of operation, as specified under condition 4 of this permission, being 8.00am - 11.00pm.

Reason: To prevent the use causing an undue disturbance to occupiers of adjoining residential properties at unsocial hours of the day.”

19/1102/ADV Everyman Cinema, Great North Road, EN5 1AB

Informative

The following informative should be added to the report;

“In accordance with paragraphs 38-57 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. The LPA has negotiated with the applicant/agent where necessary

during the application process to ensure that the proposed development is in accordance with the Development Plan.”

19/0464/S73 Wessex Court 51 West End Lane Barnet EN5 2RA

References within the report to application 18/7820/FUL should read as 17/7820/FUL

Condition 1 should read as:

The development hereby permitted shall be carried out in accordance with the following approved plans:

423714-20, 423714-21, 423714-22, 423714-23, 423714-12 RevA, (423714-5 RevB in relation to the front elevation only).

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

Condition 13 should read as:

a) Prior to the first occupation or commencement of the use of the development hereby permitted, full details of the Electric Vehicle Charging facilities to be installed in the development shall be submitted to the Local Planning Authority and approved in writing. These details shall include provision for not less than 20% of the car proposed parking spaces to be provided with active Electric Vehicle Charging facilities and a further additional 20% of the proposed car parking spaces to be provided with passive Electric Vehicle Charging facilities.

b) The development shall be implemented in full accordance with the details approved by this condition prior to the first occupation of the development or the commencement of the use and thereafter be maintained as such in perpetuity.

Reason: To ensure that the development makes adequate provision for electric vehicle charging points to encourage the use of electric vehicles in accordance with policy 6.13 of the London Plan 2016.

18/6607/FUL 151-153 High Street, Barnet EN5 5SU
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Further Representation Received

Following the receipt of additional information, The London Fire Brigade are now satisfied with the fire hose lengths.

Further Objections

A further 3 objections have been raised which are summarised as follows:

1. Unacceptable loss and alteration of roof height and pitch to No.153 and replacement with uniform modern roof height will reduce charm of 151 High Street and character of Conservation Area. Varying roof heights is a characteristic in this part of High Street.
2. Loss of historic fabric including façade and roof style of 153 High Street will impair character of conservation area and No.151.
3. Support Historic England's requirement that archaeological research needs to be done before any destruction or demolition, as site on a high ridge which may result in pre-historic finds.
4. Given trend in on-line shopping and vacant shops nearby, no more retail units are required.
5. No parking spaces provided from crammed in development, leading to more pressure on parking. Adding to increased pressure from recently built and planned developments including flats hotel and nursery. Unfair on existing residents not to increase parking.
6. The angle of the Sheffield stands, will result in bikes protruding into the alley.

With the exception of the cycle stands objection, responses to the above objections are covered within the report as they largely reiterate previous comments made. In relation to the cycle stands the building has been undercut at ground floor level to allow for the widening of the footpath, and therefore the bikes would not project into the pathway and would remain within the application site. A condition regarding details of cycle storage has also been added to ensure that detail plans are submitted in relation to the cycle storage.

Amendment to Report

Page 137 2 paragraph last sentence to be replaced with:

The proposed development would not provide any additional off street parking and some of the bin stores would be enclosed within the building. Details have not been provided however for all of the properties and a condition has been attached to ensure that appropriate bins stores are provided for all of the units.

Page 144 – Last paragraph to read:

The application scheme is required by Policies 3.5 and 3.8 of the London Plan to meet Building Regulations requirement M4(2). ~~The applicant has confirmed that the proposed development would meet this requirement.~~ A condition has been proposed to ensure compliance with these Policies.

Additional Condition

The following condition is considered to be appropriate to restrict use of the single storey rear extension to the proposed cottages and the proposed front extension to 151-153 High Street:

The roof of the single storey extension to the proposed cottages, the single storey front extension to 151-153 High Street and the roof of the three-storey building hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

Additional Informatives

1. The applicant is informed that the colour of the proposed brick to the flank elevations should be of a red/brown colour to match the surrounding buildings in order to preserve or enhance the character of the Conservation Area. A white/grey brick is not considered to be suitable in this location.
2. Applicants and agents are encouraged to sign up to the Considerate Contractors Scheme (www.ccscheme.org.uk) whereby general standards of work are raised and the condition and safety of the Borough's streets and pavements are improved.
3. Demolition should be carried out by an approved contractor and residents notified at least seven days before commencement.

Amendments to Conditions

Please note although the wording of the conditions has been amended the reasons remain the same.

Condition 2: amend to read as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans: 001 (D1), 002 (D1), 010(D1), 011(D1), 012(D1), 020(D1), 021(D1), 022(D1), 023(D1), 030(D1), 013(D1), 100 (D3), 110 (D3), 120 (D3), 130 (D3), 200(D4), 210 (D3), 220 (D3), 230 (D2) 300 (D2), 310 (D2), 320 (D2), 400, 401, 402, CGI Front North Elevation (**Rec'd 22/03/2019**), CGI Front South Elevation (**Rec'd 22/03/2019**), CGI Front Elevation(**Rec'd 22/03/2019**), CGI Nursery Row (**Rec'd 12/03/2019**), Internal Panelling Information (520 Rev D2), Design and Access Statement, Planning Statement, Heritage Statement, Gazetteer (Received 22/3/2019), Listed Building Specification Document(22/3/2019), Archaeological Desk-Based Assessment, Daylight, Sunlight and Overshadowing Assessment, Bat Survey, Soils Limited Main Investigation Report, Transport Statement, Sustainability and Energy Statement, Hawes Price Plan No. Letter (**Dated 21/3/2019**).

Condition 7: Amend to read:

Before the building hereby permitted is first occupied the proposed window on the second floor in apartment 2A as shown on drawing 120 (D3) in the north elevation facing 1 Hadley Parade and the side glazing panel to the balcony of apartment 1B (first floor) as shown on plan 210(D3) in the west elevation facing 4 Nursery Row shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

Condition 11: amend to read:

Notwithstanding the details shown on the hereby approved drawings, the rooflight(s) hereby approved to No. 151 High Street and the Cottages A and B shall be of a "conservation" type (with central, vertical glazing bar), set flush in the roof, **except the rooflight over the kitchen located to the rear of 151 High Street, which will follow the existing incline of the roof as shown on drawing no. 300 (D2).**

Condition 26: Delete

- Condition 27: amend to read: The **retail units** hereby permitted shall not be open to members of the public before 8am or after 9pm on weekdays and Saturdays or before 9am or after 6pm on Sundays and Bank and Public Holidays.
- Condition 28: amended to read: No deliveries shall be taken at or dispatched from the **retail units** site on any Sunday, Bank or Public Holiday or before 8 am or after 7 p.m. on any other day

Amendments to Informatives

Informative 11: substitute wording "Construction Method Statement" with "**Demolition and Construction Management Logistic Plan**"

18/6608/LBC 151-153 High Street, Barnet EN5 5SU
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Amend Description

Amended the description to read:

Demolition and redevelopment of 153 High Street to incorporate retail (Class A1) on the ground floor and 7no. residential units (Class C3) comprising of 5no. apartments and 2no. cottages in a newly-constructed part single, part two and part three storey building including rooms in roofspace and the part-demolition and extension to 151 High Street to include the change of use of ground floor to retail A1 including single storey front extension, roof extension including 2no. dormer windows to front elevation and **4no.** rooflights to rear and conversion of first and second floors into 1no. self-contained duplex flat with new entrance at ground floor level. Removal of AC condenser units from rear elevation and TV aerial from chimney, reintroduction of chimney pots. Alterations to fenestration including conversion of window to door. Associated amenity space, cycle store and refuse/recycling storage, landscaping features, boundary treatments and other supporting infrastructure. Internal alterations to no. 151 including replacement of existing internal doors with new timber doors, removal of partition wall to kitchen, restoration of panelling, installation of baskets and slips to blocked up fireplaces.

Additional Condition

The following condition is considered to be appropriate to restrict use of the single storey rear extension to the proposed cottages, the flat roof of the three-storey extension and the proposed front extension to 151-153 High Street:

The roof of the single storey extension to the proposed cottages, the single storey front extension to 151-153 High Street and the roof of the three-storey building hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

Additional Condition

The roof of the single storey extension to the proposed cottages, the single storey front extension to 151-153 High Street and the roof of the three-storey building hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

Amendments to Conditions

Amend Condition 2: Amend condition to read:

The development hereby permitted shall be carried out in accordance with the following approved plans: 001 (D1), 002 (D1), 010(D1), 011(D1), 012(D1), 020(D1), 021(D1), 022(D1), 023(D1), 030(D1), 013(D1), 100 (D3), 110 (D3), 120 (D3), 130 (D3), 200(D4), 210 (D3), 220 (D3), 230 (D2) 300 (D2), 310 (D2), 320 (D2), 400, 401, 402, CGI Front North Elevation (**Rec'd 22/03/2019**), CGI Front South Elevation (**Rec'd 22/03/2019**), CGI Front Elevation(**Rec'd 22/03/2019**), CGI Nursery Row (**Rec'd 12/03/2019**), Internal Panelling Information (520 Rev D2), Design and Access Statement, Planning Statement, Heritage Statement, Gazetteer (Received 22/3/2019), Listed Building Specification Document(22/3/2019), Archaeological Desk-Based Assessment, Daylight, Sunlight and Overshadowing Assessment, Bat Survey, Soils Limited Main Investigation Report, Transport Statement, Sustainability and Energy Statement, Hawes Price Plan No. Letter (**Dated** 21/3/2019).

Condition 6 amend to read:

Demolition work **to 151 High Street (listed building)** shall be carried out by hand or by tools held in the hand other than power-driven tools.

Condition 7 amend part a to read:

- a) Precautions shall be taken to secure and protect the interior features of **151 High Street** against accidental loss or damage, or the theft during the building work. No development including demolition shall take place until details of such precautions have been submitted to and approved in writing by the Local Planning Authority.

Condition 12: delete reference to a, b, c, as the condition already covers these floors by making reference to the building. Condition to read as follows:

Any hidden historic features which are revealed during the course of works shall be retained in situ, work suspended in the relevant area **of the building** and the Local Planning Authority notified immediately. Provision shall be made for their retention and/or proper recording, as required by the Local Planning Authority. ~~Particular regard should be given to the following areas:~~

- ~~a. ground floor—~~
- ~~b. first floor~~
- ~~c. second floor~~

Condition 13: Delete (as repeated in error)

Condition 14 to be amended to read as follows:

Notwithstanding the details shown on the hereby approved drawings, the rooflight(s) hereby approved to No. 151 High Street and the Cottages A and B shall be of a "conservation" type (with central, vertical glazing bar), set flush in the roof, **except the rooflight over the kitchen located to the rear of 151 High Street, which will follow the existing incline of the roof as shown on drawing no. 300 (D2).**

Condition 19: amend condition to read:

New windows to the 151 High Street front elevation shall be timber, double-hung, vertical sliding sashes. New windows to 153 High Street shall be timber casement windows.

Condition 20: amend condition to specifically mention listed building.

All new external rainwater goods and soil pipes on the visible elevations shall be of cast iron, painted black on No. 151 High Street (Listed Building)

Condition 21: Amend wording to remove reference to existing plans. Condition to read as follows: Details in respect of the following shall be submitted to and approved in writing by the local planning authority before any work is commenced:

- a) Plans, elevations and sections of proposed windows at a scale of 1:10 or 1:5 as appropriate. Plan and section details shall indicate reveal depth.
- b) Moulding profiles of proposed meeting rails, glazing bars, transoms & mullions at a scale of 1:1.
- c) Details of proposed materials; samples and manufacturers specification as appropriate.

Double glazing units with proportions inappropriate to the building period and uPVC windows will not be considered acceptable. The windows shall be installed in accordance with the details so approved in this decision notice and shall be maintained as such thereafter.

Reason: In order to safeguard the special architectural or historic interest of the Listed Building in accordance with Policy DM06 of the Development Management Policies DPD (adopted September 2012) and CS NPPF of the Local Plan Core Strategy (adopted September 2012).

Condition 25: Replace the wording of the condition to read as follows

Prior to the commencement of any development any works to strengthen any floors or joists in the listed building including details of any repairs or restoration, shall be submitted to and approved in writing by the Local Planning Authority.

Condition 30: delete as not considered necessary as listed buildings have no permitted development rights.

Condition 31: delete as not considered necessary as listed buildings have no permitted development rights.

Condition 39: amend to read:

The **retail units** hereby permitted shall not be open to members of the public before 8am or after 9pm on weekdays and Saturdays or before 9am or after 6pm on Sundays and Bank and Public Holidays.

Condition 40: amended to read:

No deliveries shall be taken at or dispatched from the **retail units** site on any Sunday, Bank or Public Holiday or before 8 am or after 7 p.m. on any other day

Amendments to Informatives

Informative 7: substitute wording "Construction Method Statement" with "**Demolition and Construction Management Logistic Plan**"

The below speaker registered to speak is unable to attend tonight's meeting and has requested his statement to be included within the Addendum for the Members attention.

151-153 High Street, Barnet

Refs: 18/6607/FUL and 18/6608/LBC

My name is Guy Braithwaite. I have over 20 years' experience in historic buildings conservation work (at English Heritage, Historic England and now the Church of England). My comments on these applications are made in my own capacity as a resident of Barnet for eleven years and as an enthusiast for the history and architecture of the area.

As a listed building in the Monken Hadley conservation area, 151 High Street is a key heritage asset in Chipping Barnet. The removal of the damaging car showroom use and the restoration of some original details inside are good but I object to the present proposals because they involve substantial harm. For example, the one remaining ground floor front window is removed to make a doorway. The application treats the historic building as a kit of parts which can be moved or dispensed with at will rather than as a substantial survival from the past which can be brought back to health. Just as bad is the big front extension smeared across both properties which will perpetuate the unsympathetic obscuring of the façade and will further erode the historic distinction between Nos. 151 and 153.

Instead, the A1 commercial use should be restricted to No. 153 so that the listed building can be sympathetically restored and converted to residential use without the need for further damaging alterations. By removing the unsightly polygonal front extension, the residential entrance can be placed in a reinstated section of front wall. Also, as the building is on the original alignment of the Great North Road (before it was diverted by Telford), the permanent removal of the front extension would help reveal this important survival of urban archaeology. These improvements to the proposals would enhance the building and the conservation area. Another enhancement would be the re-covering of the roof in handmade clay tiles.

Even more severe punishment is proposed for No. 153 High Street. In spite of its recent history, it makes a positive contribution to the conservation area. It is a recognisable building of the late Georgian period with wide sash windows, relatively thick glazing bars (an indicator of early work), and a low-pitch slate roof. Contrary to the applicant's Heritage Statement, the ground floor brickwork (which has the same bond as the upper floor) and the roof are likely to be original. Like No.151, it is on the original alignment of the Great North Road before it was diverted by Thomas Telford c1820. This suggests it was built before then. It therefore has real – and visible - archaeological value. It also provides a sympathetic setting and context for No.151. For all these reasons, it is well worth retaining. Demolition does not serve the primary statutory objective to preserve and enhance the conservation area.

The CA character appraisal statement notes of this stretch of the street that 'There is a great deal of variation of roof and building heights ... and the view from the Green end of the High Street in a southerly direction provides an interesting and varied skyline of roof levels and chimneys as well as a great variety of building styles.' As one of the few early buildings, 153 should be retained so that the

protected character is conserved. The replacement of the present building by a taller one with a roof matching that of 151 would falsify the past and undermine the variety of rooflines and building styles that the conservation area should protect.

Instead, the replacement of the car showroom with A1 retail use and residential behind provides an opportunity for enhancement by reinstating a door and windows in keeping with the upper floor.

A development of modern mews dwellings in the yard behind is good in principle but is overlarge. Any development should not overwhelm or obscure the historic building or dominate the views of the High Street.

ENDS