

# Hendon Church End

## Conservation Area

### Character Appraisal and Management Proposals

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# Part 1 Character appraisal

## Section 1 Introduction

### 1.1 Conservation areas

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

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

### 1.2 Purpose of a conservation area character appraisal

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

Hendon Church End Conservation Area was designated by the council on the 27th July 1983. This Character Appraisal Statement seeks to identify the special characteristics of the Conservation Area so that they may be better preserved and enhanced in the future.

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

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

The aim of this Character Appraisal is to:

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

- provide guidelines to preserve and enhance these special features in the “Management Proposals”.

### 1.3 The Barnet Planning Policy Framework

The current local policy document covering this area is the Barnet Local Plan (2012) which replaced the Unitary Development Plan (2006). Within this document lie the Core Strategy and Development Management Policies DPD. Appendix C of the Core Strategy sets out the replacement of UDP policies by the Core Strategy and Development Management Policies documents.

Within the Local Plan Core Strategy, Policy CS5 protects and enhances the borough’s suburbs and historic areas. CS7 enhances and protects Barnet’s open spaces whilst CS9 provides effective and efficient travel, encouraging trips to route according to the road hierarchy.

Within the Local Plan Development Management Policies, DM01 protects Barnet’s character and amenities. DM06 preserves and enhances Barnet’s heritage assets and DM15 protects all types and sizes of public open spaces.

The Council is producing a Residential Design Guidance Supplementary Planning Document (SPD) to set out design guidelines for creating imaginative, safe, attractive and functional homes that respond appropriately with their surroundings. Guidelines in the Residential Design Guidance SPD address the general amenity and character considerations associated with housing development. Where there is conflict between these guidelines and conservation area or listed building considerations, the Conservation Area Character Appraisal considerations will prevail.

Barnet’s suite of Design Guidance Notes provides Development Management Guidance on development issues within the borough and includes Design Guidance Notes No:1 – Advertising and signs and No:10 – Shopfronts.

Design Guidance Notes and Conservation Area Character Appraisals, although they sit outside the Local Plan, provide important supporting guidance for Development Management.

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

Conservation areas fall under both the first and second strands as they require preservation or enhancement of their character or appearance. The PEG approach highlights Barnet as an attractive, desirable place to live, rich in heritage and therefore there is a need to provide appropriate planning protection for conservation areas and where appropriate to investigate the desirability of designating additional conservation areas or extending existing conservation areas.

### 1.4 London-wide and national policies

The London Plan (July 2011) contains a number of policies considered relevant to Hendon Church End Conservation Area. Policy 7.4 requires new development to build on the positive elements of the character of an area. Policy 7.8 requires new development to preserve heritage assets and make

provision for the protection of archaeological resources. Policy 7.9 requires regeneration schemes to make use of heritage assets.

In March 2012, the Government published the National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and how these are expected to be applied. The NPPF replaces 44 planning documents, primarily Planning Policy Statements (PPS) and Planning Policy Guidance (PPGs), which previously formed Government policy towards planning. The NPPF includes specific policies for the conservation and enhancement of the historic environment. These policies should be read alongside other relevant statements of national planning policy.

The Government has not replaced the Historic Environment Planning Practice Guide (March 2010) which helped to interpret the policies of the now withdrawn PPS 5. The Practice Guide therefore remains a material consideration.

## Section 2 Location, uses and activities

### 2.1 Location

Hendon lies in the south-western part of the borough and is situated approximately 7 miles north-west of Charing Cross. Church End can be found in the ward of Hendon, which according to the Greater London Authority Ward breakdowns for 2008, had a population of approximately 16,343. The ancient manor and parish of Hendon covered a large area of well over 8,000 acres and numerous settlements. The name, which means 'at the high down' refers to today's Church End, whose location on the top of Greyhound Hill clearly explains this description.

Hendon Church End is a linear development, with St Mary's Parish Church at its heart, and links Church Road to the south with Watford Way to the west. The location at the top of the hill affords good views north-west across the borough.





## 2.2 Uses and activities

Within the Conservation Area itself, there are several residential properties, which form just over half of all the buildings in the area. The area is, occasionally at times, used as a quick vehicular route to Watford Way, which can lead to congestion, with heavy traffic passing through the Conservation Area.



The Chequers Public House



St. Mary's Parish Church, south side

Along with two popular pubs, one of which has private parking spaces, there is also the Age Concern Meritage Club which is a day centre with activities for elderly people, offering social and leisure activities along with meals and other services. Within the Meritage complex there is also a Citizen Advice Bureau and a newsagents. St Mary's Parish Church, with regular religious services and activities, also has a small car park outside Church House, opposite the church. Schools often make use of the churchyard green for sports days and other local events are also held on the green.

The Church Farm House Museum has recently closed and is currently for sale, along with its adjacent grounds. Several other historic buildings within the Conservation Area are the property of the neighbouring Middlesex University.

## Section 3 Historical development of Hendon Church End

### 3.1 Historical development

While there is no firm evidence of any pre-Roman settlement in the parish, the area has yielded many Romano-British finds. Hendon was first mentioned by charter, purporting to date from 972 – 8, by which time a settlement had built up at Church End, on a well-watered promontory where the parish church of St Mary, with its Norman font, is situated.



In 1321 there were an abundance of trees within Downage Woods, near Church End. The survival of early 14th Century names in those of later fields indicates that common fields lay to the north of Church End. Parts of the parish may never have had a common-field system, but the presence of large areas of woodland in the 16th Century, both in 'groves' and hedgerows, suggests that small fields were cleared to the south of Church End.



Church End location

Hendon's close proximity to London made it a preferred site for country houses, although not many that were built pre-18th Century have survived. Several farm-houses were rebuilt in the 16th and 17th centuries, of which the sole survivor is Church Farm House, located in Church End, which is a gabled brick building dating from the early 17th Century, and is one of the most complete examples of Middlesex vernacular architecture of its time. With a grade II\* statutory listing, it is also considered to be the second oldest building within Hendon. It was purchased by Hendon Urban District Council (U.D.C). in 1944 and restored in 1954 for use as a local history museum. However, in 2011, it closed as a museum and presently a new use is being sought.

The principal building within the Conservation Area is the Parish Church of St Mary, which is built of flint rubble and pudding-stone with Reigate stone dressings, with a tower made of ragstone. The modern south aisle is of Portland and Weldon stone. Excavations during restoration in 1929 – 31 are said to have revealed the foundations of a 12th Century chancel. The church has been rebuilt several times, with enlargements in the 13th, 15th, and early 16th Centuries. Restorations were undertaken in 1783 and 1827 and then, in 1915, the building was virtually doubled in size, creating an almost square plan form. The east wall of the chancel has 13th Century arcading and fragments of contemporary wall-paintings

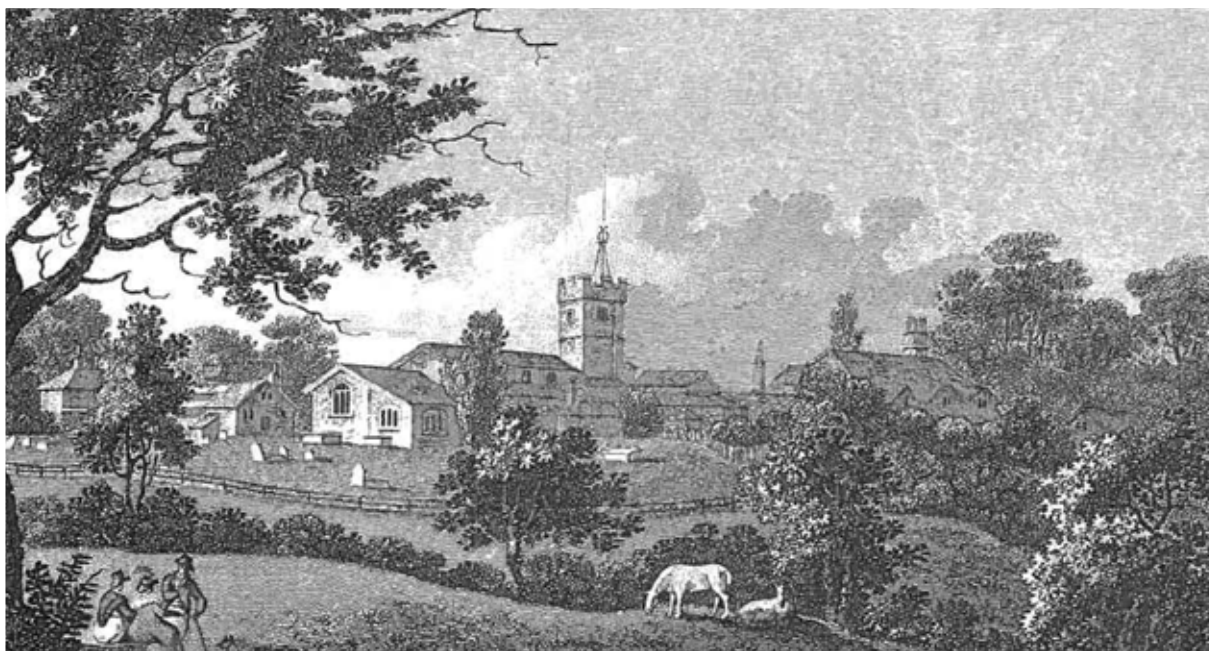
have been discovered during the restorations of 1929 and 1931. The east window was added in 1408 as provided for in the will of John Ware, canon of St. Stephen's, Westminster. In the 13th Century aisles were added to the nave, and the existing three-bay south nave arcade dates from around that time. The north nave arcade was rebuilt in the 15th Century, along with the clerestory and flat-pitched wooden nave roof. The clerestory windows date from the 18th Century. The crenellated western tower was built during the 15th Century and then repaired in 1783. The chapel is lit by two three-light windows, and was added in the early 16th Century.



The Daniel Almshouses and Bennets School at Church End are shown in this ink drawing from 1888 by Edward Evans, a noted local historian. The Almshouses were established in 1729 by the will of Robert Daniel, a rich city merchant and their appearance has changed little since they were rebuilt 1800. The school house on the left was demolished in 1937.

The interior was considerably altered following the Reformation by the addition of two galleries, pre-1691, one belonging to Sir William Rawlinson and the other to John Nicholl. A further gallery was added at the west end in 1788 for the use of charity school children. In 1915 the south aisle was replaced with a new nave, south aisle, and south porch, designed in a restrained late Gothic style. The effect was to create a lighter and more spacious appearance, which was enhanced again, in 1929 – 31, when some 19th Century features were removed from the older part of the church and the walls plastered over.

The church has a mid-to-late 12th Century font, along with three small brasses, of which the earliest, to John Downer, is dated 1515. In the south aisle can be found a painting of the Flight into Egypt, by a member of the school of the Bassani. Among those laid to rest in the churchyard are: Charles Johnson (1679 – 1748), dramatist; Sir Joseph Ayloffe, Bt. (1709 – 81), antiquary; Nathaniel Hone (1718 – 84), portrait painter; Henry Joynes, surveyor of Kensington Palace; George Carter (1737 – 94), painter; and Benjamin Travers (1783 – 1858), eye surgeon.



A print illustrating St. Mary's Church, crowning the hilltop settlement of Church End, with Church Farm House to its right

By 1754, Church End consisted of a cluster of small buildings built up around St. Mary's Church, including: Church End Farm (later called Hinge's and the Model Dairy farm), Church Farm (a mid-17th Century building which is the second oldest building in Hendon), the weatherboarded Greyhound Inn (built on the site of the old Church House), and a few weatherboarded cottages. The village, lying away from the main roads, retains something of its original rural character and charm, among estates of sprawling suburban housing. In the south of the Conservation Area are the Daniel Almshouses, near the site of the long demolished Ravensfield House, a stuccoed building of c. 1800, which made way for a tram garage in the early 20th Century.

The Greyhound Inn is a traditional pub and is part of the old village with its own interesting history. Originally built in 1676, it used to be the Church House where parish meetings took place, but it also secured a licence to serve alcohol. It was still being used, up until 1878, for vestry meetings. The inn, which is still owned by a trust of St Mary's, has the church's Commandment boards hanging in one of the bars. A plaque inside the pub commemorates the very first greyhound track meeting which was allegedly held in Hendon in 1876, although it did not catch on in Britain as a popular spectator sport until 1926. The Greyhound Inn however has been known as such since at least 1794, although in 1896 the original weatherboarded building was replaced by the one that exists today.

By 1876, Brent Street had become the leading shopping district in the area and Church Road, which connected Brent Street with Church End, was built up with houses after the opening of Hendon railway station in 1868. Unlike Church Road, Brent Street, and Finchley Lane, the remoteness of Church End from the main roads allowed it to remain relatively unchanged until the 1960s.

In the early and mid 19th Century farm-rents were progressively reduced in line with the price of hay, which fell by some 40 per cent between 1845 and 1849. As suburban building approached, the southern part of Hendon became conveniently placed for dairy farming; in 1868 there were two



At the heart of Church End stands the Greyhound Inn, which is owned by the adjacent church and was long used for parish meetings. There has been an Inn here since at least the mid-17th Century, but the building was replaced soon after this picture was taken, in 1896, by the one which currently stands. It appears that Church Farmhouse in the distance, was at one stage, white washed.

substantial dairy farms, Lord Granville's (Hodford) at Golders Green and Mr. Sumpton's nearer Church End. Horses were raised on the near-by Cowhouse farm and in 1890 their breeding and training was widespread; there were several dairy farms and others where sheep were fed for the London market. At Church End a model dairy farm had existed near Hinge's farm from 1888, although by 1970 both had gone.

A fire-brigade, formed in 1855, was re-founded as Hendon volunteer fire brigade in 1866 and kept a manual engine in a building, later used as a garage, opposite St. Mary's church. In 1899 the brigade was taken over by Hendon U.D.C., which opened sub-stations at Burnt Oak, West Hendon, and Golders Green in 1900. The engine-house opposite the church was replaced by a fire station in the Burroughs in 1914.

Hendon became an urban district in 1894. In 1932 the urban district became the Municipal Borough of Hendon. The municipal borough was abolished in 1965 and the area became part of the London Borough of Barnet. For Church End, whose remoteness from the main roads had allowed it to remain relatively unchanged until the 1960s, modern development finally impacted on the area when Prince Charles Close was developed, leading to the demolition of several Victorian terraces for the building of the Meritage complex, the expansion of The Chequers Public House and the building of a modern block of flats, which currently lie just outside the Conservation Area.

## 3.2 Archaeological significance

The majority of the Conservation Area, with the exception of the Daniel Almshouses, lies within an Area of Archaeological Significance. Little has been found to evidence any presence of pre-Roman activity, save a few flint objects. However, Hendon and District Archaeological Society (HADAS), have found compelling evidence that Romans were in the area, with the discovery of 140 fragments of Roman pottery, a tessellated floor fragment, along with Roman bricks, a water jug and a funerary urn.

There is substantial evidence for Saxon and Saxo-Norman occupation of the area with more than 180 fragments of Chaff-tempered ware dating to between AD450 – 800 and over 1500 fragments dating between AD1050 – 1250 were recovered. From the Norman period, fragments of early mediaeval pottery have been found, whilst from Tudor times to the present day, pottery fragments, bottle and window glass and clay pipes have been found. These fragments have all been assessed by experts from the Museum of London and are stored in the London Archaeological Archive and Research Centre (LAARC). Given the amount found in the excavations that have taken place within the area, it would seem that area has been settled since, at least, the Roman times.

In the summer of 2012, an archaeological dig in the grounds of the Church Farm House by HADAS identified Roman, early Saxon and Saxo-Norman sherds of pottery from the artefacts examined. This evidence reaffirms the medieval land surface and ditch probably associated with the earliest occupation of the area.



## Section 4 Spatial analysis

### 4.1 Topography

The topography of the Conservation Area is relatively flat, with the exception of the northern end, where Greyhound Hill slopes dramatically down towards Watford Way.

The Conservation Area primarily runs along Church End, with just a single rear access road, Church Terrace, running around the back of The Chequers Public House and St Mary's churchyard, ending at Sunny Hill Park.

### 4.2 Views and vistas

Views and vistas help to define the local distinctiveness and sense of place which help make an area unique. There are several key views, mainly running northwards along Church End, featuring key focal buildings, which are slowly revealed by the curve of the road. Principal vistas are found within the gardens of the former Church Farm House Museum, and green spaces towards the north of the Conservation Area, giving long range glimpsed views out over the north-west of the borough, all of which contribute to the rural atmosphere of the area.

Amongst the most notable views and vistas are:



- looking north-west along Church End towards the Greyhound Inn



- from outside the Greyhound Inn looking west down the leafy Greyhound Hill



- glimpsed views between the trees within St Mary's churchyard and church field



- vista looking north-west from the edge of Sunny Hill Park
- from Church Road looking north up the tree-lined Church End, with the heart of the village in the distance.

### 4.3 Streets and open spaces

The Conservation Area is village-like in character along Church End, with a more suburban feel around the back road of Church Terrace where service areas for The Chequers PH and other houses create a feeling of disharmony. Green spaces exist at either end of the Conservation Area, with the open green space of the University, railed off and closed to the public, and the quiet, wooded area of St Mary's churchyard, with its green field used by schools for activity days, and a small area of green public space behind the former Church Farm House Museum.

#### Streets

There is only one main road, Church End, which runs through the heart of the Conservation Area, and which at certain times can be busy, with significant amounts of vehicular traffic coming off Watford Way. Parking can be problematical, with vehicles parked either kerbside or in front of the Greyhound Inn, where there are a series of parking bays, set at an angle to the road. More parking is available in front of the Church House. Pedestrians are well catered for, with pavements running along both sides of the road.



Car spaces in front of the Greyhound Public House



The Chequers Public House yard

The Chequers PH has its own large car park, accessed via Church Terrace, which can be quiet in the daytime. Church Terrace has little traffic, except for access to the houses or the Peoples Dispensary for Sick Animals (PDSA) Centre along the road, but which are outside the Conservation Area.

## Green spaces



Trees in the church field



Trees in the church yard



The brick and turf maze

Green Spaces can be found on the edges of the Conservation Area, and are accessible to the public, with the exception of the open green space that is within the grounds of Middlesex University, in the southern part of the Conservation Area.

Opposite the Greyhound Inn there is a small, green space, with a bench and path. However, it is within the grounds of St Mary's Church that most of the green space of the Conservation Area can be found. The graveyard is filled with a wide variety of ancient trees, creating a shady canopy, which,

upon moving along the footpath to the north, leads to some steps with a wooden handrail, and a large, green open field, surrounded on all sides by mature trees.

There is also a garden behind the Church Farm House, which contains a turf and brick maze created in 2006 thanks to a bequest to the former museum.

A small area of green space can also be found outside the Meritage Club, and there are two further green spaces near the Daniel Almshouses.

#### 4.4 Trees and hedges

Whilst there are a plentiful number of trees within the Conservation Area, they are mainly to be found either in the church environs, where fine examples of cedar and yew can be found in the churchyard and field, or in private gardens, where their presence adds to the semi-rural character of the area. To all intents and purposes there are no trees within the public domain along the highway, with the only street trees to be found, planted in the pedestrian area outside the Meritage Centre, between Church End Road and Church Terrace.



A number of trees at the southern end of the Conservation Area, within the open green space of Middlesex University, are included within a Tree Preservation Order (TPO). Several of the other trees are situated on land that is currently owned or maintained by the council, such as Church Farm House, with the trees on the boundary of Church Field and Sunny Hill Park enclosing the northern end of the Conservation Area, contributing to the semi-rural character of the area.



Church fence and hedge boundary



Hedge fronting of Rose Cottage

A mature hedge runs along the frontage of Rose Cottage, with other hedges used as boundary features for properties on Church Terrace. A hedge also separates the Church Farm House from the buildings abutting the Conservation Area boundary to its side, and the churchyard has a small hedge intertwined with a wattle fence, running along Church Terrace.

## Public realm

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

## Street paving

Paving should provide a neutral backdrop for the buildings in the area. This is generally tarmac or concrete slab that is set behind a traditional granite kerb. More traditional York Stone paving can be found in the paths leading to St Mary's Church and Church Farm House.



Concrete slab pavement



Variety of litter bins

## Street lighting

Street lighting is provided by standardised lighting on green metal columns. Whilst they may not be inappropriately sited, a slightly smaller, heritage-style lamp might be better suited to the area, particularly outside the Church.

## Street furniture



Proliferation of signage and lighting poles



Unco-ordinated street signage

Street furniture, including bins, benches and street signage, is varied in design, being a mixture of modern standardised products, some of which are more suited to the area than others. There are a variety of standard plastic bins, in black or yellow, and bollards made of concrete or metal in various styles. There is also a green BT junction box along Church End. A variety of benches can be found in the area, made either of timber or steel.

## Specific traffic measures

Due to the nature of the Conservation Area being that of a linear road with no major junction except where Church End meets Church Road, there are few traffic measures required. There are a minimal number of parking bays, and thus it can be difficult to park at times. A variety of street signage can be found within the Conservation Area, particularly outside the Church, which detracts from the character of the area.

Any new future traffic measures should take account of Joint English Heritage and Department of Transport Traffic Advisory leaflet 1/96 and subsequent English Heritage advice, and any future changes should be considered in line with this advice.

## Section 5 Buildings and architecture

### 5.1 Introduction

The Hendon Church End Conservation Area has several listed and locally listed buildings. With peaceful green spaces and a number of important historic buildings including a church, a farmhouse and two public houses, there is a strong sense of rural character within the area.

### 5.2 Listed buildings

There are four listed buildings within the Conservation Area, which are listed either grade II or grade II\*. The churchyard of St Mary's features nine listed tombs. Details are included in Appendix 1.

### 5.3 Locally listed buildings

There are currently two locally listed buildings, the Chequers Public House and Church House. These are buildings which do not meet the national listing criteria but do have important local significance and are worthy of protection. Appendix 2 contains a list of locally listed buildings. The character appraisal process has identified buildings, which because of their architectural or historic qualities, are proposed to be added to the Local List. Details of these buildings can be found in section 2.3 of the Management Proposals.

### 5.4 Significant unlisted buildings

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

### 5.5 Building styles and materials

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

- residential dwellings such as Rose Cottage and Daniel Almshouses
- ecclesiastical buildings, such as St Mary's at Hendon Parish Church and Church House
- agricultural buildings such as the Model Farm and Milking Parlour
- public houses such as The Greyhound and The Chequers
- modern buildings such as the Meritage Centre, with associated shops, offices and dwellings.



## Materials

The list below contains the principal examples of materials and details that contribute to the character and appearance of the Conservation Area but the omission of any others does not suggest that they are not of importance.

## Roofs

### Clay tiles

Late 19th Century and early 20th Century roofs continued to be slated but enthusiasm for the Vernacular Revival in the late 19th Century brought back hand made clay tiles, which bring a warmth to the character of a building. There are examples on a variety of buildings including The Chequers, The Greyhound Inn and the Church Farm House.



Slate roof on 28 Church End



Clay tiles on Church Farm House porch

### Welsh slate

In many places Welsh slate became the preferred choice of roofing material after 1845 when the railways provided cheaper transportation costs. Welsh slate is often coupled with decorative clay ridge tiles, creating a strong visual contrast. Grey smooth slate is used as a distinctive roofing material on Victorian cottages, such as No. 28 Church Lane and St. Mary's at Hendon Parish Church, which typically are of a shallower pitch.



Lead flashing over dentilled brickwork

### Lead

Lead, a traditional material used on roofs for centuries, is most commonly used as flashing on roofs, such as found on St Mary's at Hendon Parish Church and also over brick dentilling, as found on the Daniel Almhouses, or on canopies over bay windows, such as on St. Mary's Cottage.

## Building materials

### Clay brick

Historically, handmade bricks and tiles were made locally. After brick-making methods improved in the 18th Century, brick became cheaper and more fashionable resulting in a variety of colours being produced. London yellow brick, brown and various shades of red brick are used in Hendon Church End. Decorative brickwork is featured on several buildings, such as the doorway of the Model Farm and dentilling on the Daniel Almshouses. Some buildings have contrasting brick colours where a London stock brick is selectively used with red brick detailing, which can be found on several buildings including the Greyhound Inn and Church Farm House. From the 18th Century onwards renders were used, often covering a material such as brick, as can be seen in the roughcast on the modest Victorian cottages fronting Church End and the front elevation of Church House.



The Daniel Almshouses, built of yellow brick, with semi-circular window



Roughcast elevation on 30 Church End

### Stone

As stone was much more expensive than the local brick it was only brought in for the most prominent buildings or to articulate architectural detailing. Of particular note is the Kentish Ragstone used for the building of the earlier parts of the St Mary's at Hendon Church. Stone is used as a dressing on several



Timber church door with four-centred arch



Moulded hood on the Church House

buildings, most prominently on the church, to add interest to features such as lintels, window and door surrounds, string courses and quoins.

### Clay tiles

Locally manufactured clay tiles can be found as a distinctive feature, particularly in the form of vertical tile hanging on the upper floors of the Model Farm, where they are used decoratively as walling detail.

### Weatherboarding

Weatherboarding is the cladding of a house with timber boards that overlap one another, either vertically or horizontally, on the outside of the wall. Although not a common feature on buildings within the Conservation Area, many of the earliest buildings, such as the original Greyhound Inn, which have long since gone, would have been weatherboarded, such as can be found on St. Mary's Cottage.



Clay tiled roof on the Milking Parlour



Weatherboarding on St. Mary's Cottage



Tile hanging on the Model Farm House

## Building features

### Windows

The predominant window types in the Conservation Area are traditionally detailed timber casements, with a few of the older buildings having timber vertically sliding sash windows. They are recessed in brick or stone surrounds, transomed and mullioned and painted white. Casements and sashes can be seen with a mixture of glazing divisions from two panes through to six or eight panes. Some casements have fixed lights with decorative leaded lights such as at Rose Cottage. There are, however, some modern Upvc replacement windows, which appear incongruous within the Conservation Area.



Timber sliding sash window



Leaded light windows in the Church Farm House



Stained glass West front window on St Mary's Church

### Front doors

Many of the doors in the Conservation Area are traditionally constructed of painted softwood, with a mixture of glazing lights in the upper half. These doors are generally painted white. On more modern buildings Upvc doors can be found, which detract from the character of the Conservation Area.

### Chimneys

There are a variety of styles of chimneys within the Conservation Area, ranging from highly intricate Mock Tudor styles, such as those found on the Church Farm House, or the Model Farm, to the more functional, less decorative styles found on more modest buildings, such as the Daniel Almshouses. Chimneys are part of the historic streetscape of towns and villages, making a positive contribution to the Conservation Area. More modern buildings have no chimneys due to the Clean Air Act of 1956, which removed the need for such structures.



## 5.6 Architectural features

There are a variety of architectural features on several buildings, which contribute to the distinctive character of the Conservation Area. They include Mock Tudor detailing, as found on Rose Cottage, the first floor projecting hay loft apse with finial on the milking parlour, the crenellated tower rising above St Mary's at Hendon Parish Church and brick dentilling on the Daniel Almshouses.



Hay loft on the Milk Parlour



Mock Tudor detailing on Rose Cottage



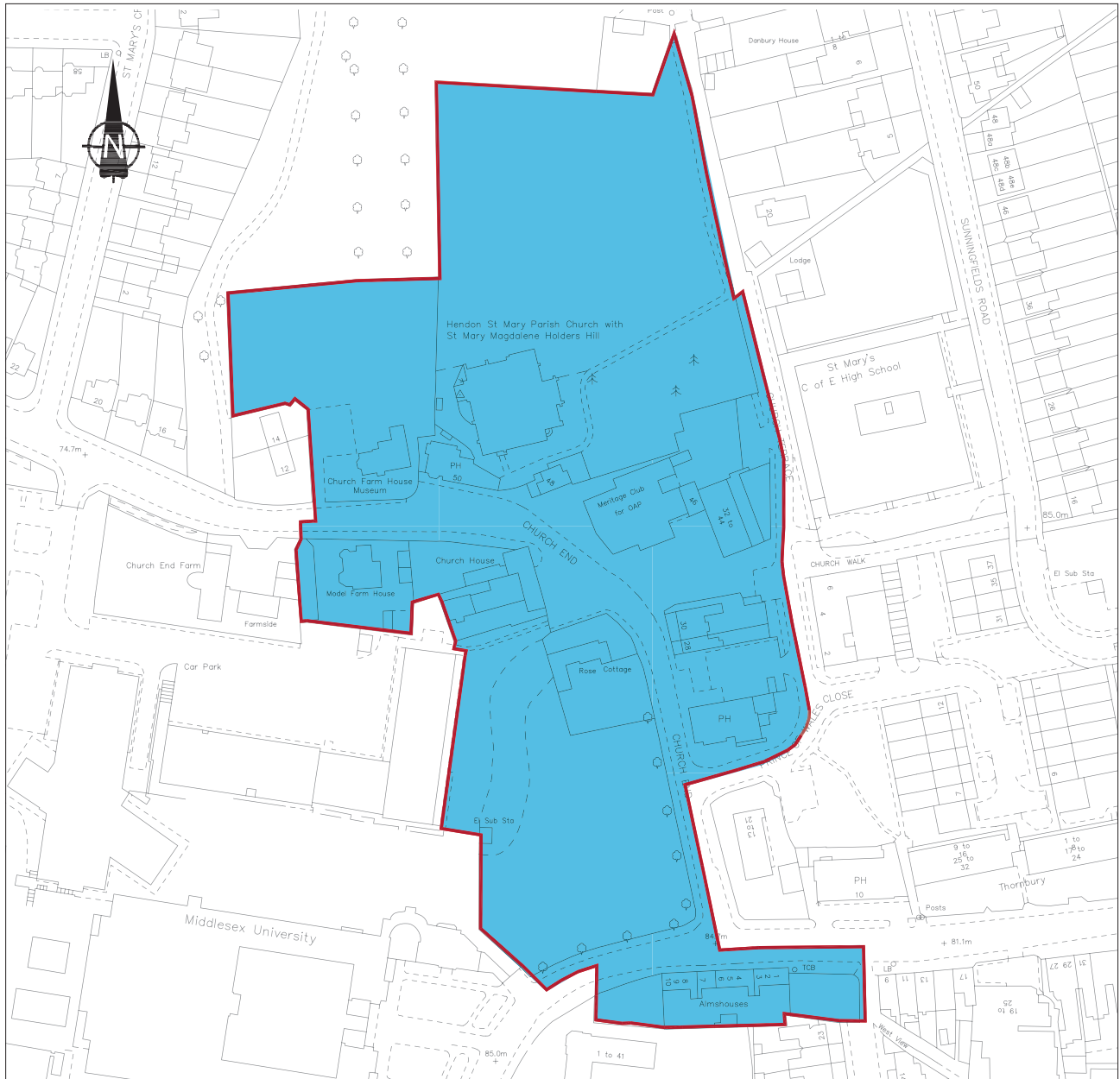
Crenellated parapet on St Mary's Church



Flint boundary wall to St. Mary's Church

## Section 6 Character areas

Due to the small and cohesive nature of the Conservation Area, and its village-like character, there is no reason to divide the area into smaller, distinct, sub-areas.



## 6.1 Hendon, Church End

The key characteristics are:

At the southern end of the Conservation Area, where Church Road meets Church End, are the Daniel Almshouses, listed grade II. These were established in the will of Robert Daniel in 1729, but rebuilt around 1800. They provide housing for elderly people, and are still in use today. An attached charity school was founded by John Bennett in 1766, but upon the school moving to new premises, the building was used by various tenants, including Hendon Baptist Church. It then became a working mens club and then a furniture warehouse, until finally being demolished in 1937. Built circa 1729 and then repaired around 1853 and again around 1893, the Almshouses is a one storey range of brick with two storey end and centre blocks. There is a moulded and dentilled brick cornice along its front, and moulded and dentilled brick pediments to the two storey blocks. (The east pediment was damaged and repaired without moulding or dentils). A large inscribed stone tablet, recording the building's foundation, hangs over the central door and smaller tablets, that record later repairs, can be found in arched recesses above. The end pediments have semi-circular windows that break the lower cornice. In May 2000 permission was granted to extend the rear of the Almshouses on the ground and first floors, to provide improved accommodation for their occupants.



The Daniel Almshouses

Moving north up Church End, on the left hand side is the Middlesex University green space, which although within the Conservation Area, is not open to the public. However, there are TPO'd trees within its environs, several of which are planted by the iron railings which run along the boundary of the field, and in essence help to create the semi-rural feeling which is part of the overall character of the area.





Middlesex University green space

On the opposite side of Church End is The Chequers Public House, a locally listed building, positioned on a prominent corner and a dominant focal point within the area. It is a much modified building, having originally formed the corner to a terrace of houses that ran along Church End. This terrace was demolished in the 1970's to make way for the building of the Meritage Club, several blocks of flats, St Mary's Lower School and Prince Charles Close that are sited in the eastern part of the Conservation Area, off Church Terrace.



The Chequers Public House and garden

The Chequers Public House was once a small, late-Victorian building, two storeys high and built of painted brickwork, but was modified in the 1990's and has multiple extensions on its southern side with further additional single storey extensions to the rear, a small beer garden and a large car park to the north, which is currently the home of a large, blue, steel container which appears to be a permanent addition to the area.



Further north, beyond The Chequer's carpark, are a pair of semi-detached residential properties, Nos. 28 and 30 Church End. No. 30 overpowers No. 28, by virtue of its more impressive expanse. Both two storeys high, No. 30 is composed of two, two-storey bay windows at the front with a centralised door, two gable projections to the rear and a hipped clay tile roof with pebbledashed walls. No. 28 is built in a more traditional Victorian style, of London stock brick, with only three sash windows and a front door on its principal elevation, and a slate tiled roof. Both buildings share a central chimney stack but No. 30 has two separate chimneys to its northern elevation.

The Meritage Club and modern shops, offices and flats complex sit right in the heart of the Conservation Area. They are built of red brick, late C20. Two storeys high, one wing incorporates the single storey Meritage Club, a day centre for the elderly, with the other wing comprised of ground floor offices, currently occupied by the Citizens Advice Bureau and a newsagents, with flats above. As a recent development, they do not sit comfortably with the local vernacular of the majority of the buildings within the Conservation Area, and detract from the established character.

Behind the Meritage club, St. Mary's Cottage is a two storey building, with the lower storey of red brick and the upper storey in dark stained weatherboard. It has a clay tiled hipped roof with granny bonnet tiles and oversailing eaves. Windows, to the detriment of the building, are Upvc with mock comes.



St. Mary's Cottage

St Mary's at Hendon Parish Church and Churchyard is the principal building within the Conservation Area, and was a church of a large medieval parish around which all other buildings were built. The current building dates from the mid 13th Century and has been added to significantly through the ages, with a C15 west tower and C16 north chapel some of the most significant additions. The interior is two churches in one. The south aisle, built 1914 – 15, is by Temple Moore and is one of the rare examples where a Gothic revival architect has enriched the original building by respecting the old work with the addition of new work. There are many furnishings and monuments of an unusual variety and quality, including one of the best examples of a Norman font found in Middlesex. Surrounding the church is a green and attractive churchyard with a good range of tombstones and with views over the valley to the north.

To the immediate west of St. Mary's at Hendon Parish Church, a public house has stood on the site of the present Greyhound Inn since 1676, although the present inn replaced the original weatherboarded building in 1896. A white painted brick building of two storeys, the main elevation has a central dormer protruding from the steeply pitched clay tile roof. Four tall chimney stacks rise above the roof line. A single storey extension projects off the east side of the building. The main elevation has four differently sized, multi-light casement windows across the first floor. The ground floor is composed of a bay window/door combination to the west side and several single part timber/glazed doors (most of which are fixed shut) and narrow timber casement windows. Little can be seen of the rear of the building from a public place as it is screened by the churchyard wall.

Next door to the inn, Church Farm House is an L-shaped brick building, of two and a half storeys. It has a roof sloping in from all sides of the building, or "hipped roof", with three original 17th Century window frames, and a central square chimneystack. There is a bay at the west end, parapet walls between



Church Farm House

the gables at the front and a front porch. The plan of the house is a development and blend of two common forms. Originally built with a solid central chimneystack, incorporating two fireplaces set back to back, it was altered in the late nineteenth Century and an arch cut through the stack forming a passage to the staircase behind. The present plan is similar to the cross passage type. The staircase, c1800, has indications (a lowered window) that the original staircase ran differently. The bay at the west end, 19th Century, was rebuilt in 1947, after being damaged during the war. Nearly all the windows have been replaced over the years. The first floor east bedroom and the two attic gables on the north elevation are all examples of oak mullioned windows. These frames may originally have had solid wooden shutters with some woven material rather than glass. The front porch and door are C19; the general practice in the seventeenth Century was for the front door to open on to the farmyard. The main chimney is protected from the weather by passing through the ridge of the roof. It has six decorative and grouped diagonal stacks, with oversailing brick courses. The chimney stack on the east wall is a later addition which replaced another about four or five feet from the southeast corner. There was also a baking oven further north along the same wall. The kitchen chimney was built in the gable wall before the extension of 1754. There are two large flues and traces of a third.

On the opposite side of the road to the Church Farm House is the Model Farm and Milking Parlour, the remnants of Hinges Farm. Both are late C19. The Farmhouse, a two-storey building with half-timbered gables, has recently been renovated and is in use as offices by Middlesex University. The Milking Parlour, also renovated by the University, is a long, low, brick range at right angles to the road with a tile roof and a



Milking Parlour Hay Loft

clay crested ridge. There is a hay loft at the north end, formed as an apse with finial. The Milking Parlour is considered a rare survival within London.



The Model Farmhouse



Church House Frontage

Moving back towards the centre of the Conservation Area, Church House, built circa 1890's, is where the present day parish meetings take place, along with local Scout activities. Apart from its rather neglected appearance, the frontage is relatively grand. Two storeys high, the front door, which is a modern replacement, with three leaded lights above, has an impressive hooded canopy and there is a series of six twelve-paned sash windows which run across at first floor level with red brick surrounds,



Rose Cottage

complimented by matching windows on the first floor. The exterior of the building is pebbledashed, with stone quoins and has a highly visible red brick rear extension with a corrugated iron roof, which adds little to the Conservation Area. There are proposals to extend this building and provide a new Scout hut to the rear.

Rose Cottage is a highly distinctive and attractive dwelling, although the majority of it is hidden behind a high green hedge and fence. Much enlarged from its original incarnation with various extensions to all sides, its front elevation is of three gables in a Mock Tudor-style with timber detailing at first floor, and a date mark declaring the dwelling to have been rebuilt in 1908. First floor windows are casement with leaded comes. The timbers and bargeboards have been stained black and the brickwork is plastered and whitewashed, making this one of the more attractive buildings in the area, albeit extended heavily to the rear.

## 6.2 Principal negative features

The key characteristics are:

- the state of repair of various monuments within the cemetery



Damaged tombstone

- the inappropriate diversity of street furniture within the public realm
- traffic congestion and minimal parking provision
- St Mary's Church House, which has suffered from a lack of maintenance and repair



- modern or inappropriate development within the 'village', such as the Meritage Centre.



## Section 7 Issues

### 7.1 Issues and threats

This list considers a range of problems, not all necessarily within the control of the council. This list is indicative and will be subject to regular review as part of the council's commitment to the proper management of Hendon Church End Conservation Area.

### 7.2 Cemetery and green spaces

The general appearance of the cemetery is that in some areas it is rather unkempt and requires more regular maintenance. Some tombstones are leaning over at angles and weeds and grass have overrun between the grave stones. The maintenance of the graveyard is outside the control of the council but there is some indication of upkeep, in the trim appearance of the lawn at the front of the church and the playing field at its rear. Whilst there are memorials in the cemetery that are on English Heritage's Heritage at Risk register, it would appear that many of the tombstones and memorials could benefit from urgent repairs.

There are areas of greenspace that could also benefit from improvement, should funds arise, such as the small green in front of the Meritage Centre, which has the potential to contribute positively to the appearance of the area.

### 7.3 Public realm

There is a wide variety in style of street furniture, many different styles of bins, bollards and signage, which lack cohesion and suitability for a conservation area. Many boundaries, especially those along Church Terrace, do not make a positive contribution to the setting of the area. Street paving is generally tarmac or concrete paving slabs, which is unco-ordinated in places.

### 7.4 Traffic measures

Due to the volume of traffic that runs along The Burroughs and Church Road at peak times, there is often traffic congestion along Church End leading off Watford Way. This leads to increased air and noise pollution. There is also immense pressure on the few public parking spaces that exist in Church End.

### 7.5 Inappropriate recent development

Modern developments in the Conservation Area, such as the Meritage Centre, can be considered as being detrimental to the overall character and appearance to the Conservation Area, as insufficient account has been taken of the architectural and historic qualities of the area. This also relates to buildings just outside the Conservation Area, along Church Terrace, such as the block of flats at 13 – 21 Church End, which have a negative effect on the setting of the Conservation Area, despite being outside the boundary. Future developments should be respectful of their setting and exhibit the same high quality of design and materials as the local vernacular buildings.

## 7.6 Buildings at risk

Both the tombs of Susannah Frye and of John Jones lie within St Mary's churchyard and are both currently on the English Heritage Buildings at Risk register. However, other tombs in the churchyard also appear in great need of repair, although they are unlisted.

## Part 2 Management proposals

### Section 1 Introduction

#### 1.1 The purpose of management proposals

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

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

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

Section 69(2) states:

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

This document also follows Government guidance as set out in the National Planning Policy Framework, London Plan, English Heritage guidance entitled 'Guidance on the management of conservation areas', Barnet's adopted Local Plan policies and supporting guidance including Supplementary Planning Documents and Design Guidance Notes.

## Section 2 Recommendation

### 2.1 Statutory controls

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

#### Recommendation 1:

The council will seek to ensure that new development within the Conservation Area preserves or enhances the special character or appearance of the area in accordance with national legislation and policies, Barnet's Adopted Local Plan policies together with other guidance.

### 2.2 Listed buildings

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

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

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

Extensions and alterations to listed buildings should conform to relevant policies in Barnet Council's adopted Local Plan (2012) together with the NPPF. Works to listed buildings should comply with the following criteria:

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

## Recommendation 2

The council will seek to ensure that all works to listed buildings preserve the building together with its setting and any features of architectural or historic interest it possesses in accordance with Barnet's adopted Local Plan policies, the NPPF and supporting guidance which has not been replaced by the NPPF.

### 2.3 Buildings of local architectural or historic interest and significant unlisted buildings

In addition to the borough's statutorily listed buildings there are many individual buildings and groups of buildings which are of considerable local interest. These are included on a Local List and the council will seek to retain these buildings and ensure that new development does not harm their character, appearance or setting. Within the NPPF these buildings are considered as 'Heritage Assets'. The council will determine applications which affect locally listed buildings in accordance with policy DM06 of Barnet's adopted Local Plan (2012). There are presently 2 locally listed buildings within the Hendon Church End Conservation Area (see Appendix 2).

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

1. Most buildings erected before 1840, which survive in largely original condition

2. Buildings erected after 1840 which fall into one or more of the following categories:

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

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

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

illustrating social development and economic history

of good design, reflecting period detail and style

designed by a well known architect of national or local reputation

3. Buildings which have an association with local characters or events

4. Street furniture of special or unique design, or of local historic interest

5. Statues, monuments and Mausolea which have local historic or architectural value.

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

- The Greyhound Inn
- The Model Farm House

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

- Rose Cottage
- 28 Church End.

### Recommendation 3:

It is proposed to add The Greyhound Inn and The Model Farm House to the council's Schedule of Buildings of Local Architectural or Historical Interest (Local List).

In addition the council will seek to ensure that all significant unlisted buildings marked as positive buildings on the Townscape Appraisal map (ie Rose Cottage and 28 Church End) are protected from inappropriate forms of development or unjustified demolition.

## 2.4 Public realm and Traffic Management

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

### Recommendation 4:

The council, working together with its partners such as statutory undertakers, will seek to ensure the retention of all historic features of interest within the public realm and will seek to ensure all future traffic management and public realm works to be implemented with reference to the Department of Transport/English Heritage Traffic Advisory Leaflet 1/96 'Traffic Management in Historic Areas' and English Heritage best practice guidance 'Streets for All' with the aim to create a more cohesive appearance to the public realm. Transport for London will be consulted on any future highway and traffic proposals.

## 2.5 Trees and planting

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

### Recommendation 5:

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

## Section 3 Document review

This document should be reviewed every five years in light of emerging government policy, Barnet's Local Plan and supporting guidance. A review should include the following:

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



## Section 4 Appendix 1

### 4.1 Statutorily listed buildings

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

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

Grade I – these are buildings of exceptional interest

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

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

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

Church End	Grade	Date
Church Farm House (former Museum)	II*	Mid C. 17
Parish Church Of St Mary	II*	Mid C. 13
Tomb Of John Haley In St Mary's Churchyard	II	C. 18
Tomb Of Conquest Jones In St Mary's Churchyard	II	C. 18
Tomb Of John Jones In St Mary's Churchyard	II	C. 18
Tomb Of Henry Joynes In St Mary's Churchyard	II	C. 18
Mausoleum Of Philip Rundell In St Mary's Churchyard	II	C.18
Tomb Of Sir Joseph Ayloffe In St Mary's Churchyard	II	C. 18
Tomb Of Susannah Frye In St Mary's Churchyard	II	C. 18
Headstone Of Thomas Thatcher In St Mary's Churchyard	II	C. 18
Unidentified Chest Tomb In St Mary's Churchyard	II	C. 1750
<b>Greyhound Hill</b>		
Model Farm, The Milking Parlour	II	Mid C. 19
<b>Church Road</b>		
Daniel Almshouses 1 – 10	II	C. 1729

## Section 5 Appendix 2

### 5.1 Locally listed buildings

This schedule is a listing of buildings of local interest, which are considered to significantly contribute to Hendon Church End's heritage and character. It is produced by the Local Planning Authority and supplements the statutory list. The two lists therefore provide a comprehensive inventory of the area's historic built fabric. Although the buildings on the local list do not benefit from statutory protection, current adopted Development Management policy indicates a presumption in favour of retaining these buildings wherever possible.

The Chequers PH	locally listed 30/04/86
Church House	locally listed 30/04/86

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[www.hendonparish.org.uk](http://www.hendonparish.org.uk) – *the website of the Parish of St Mary and Christ Church, Hendon where you can find information about the history of St Mary's Parish Church.*

## Section 7 Appendix 3

### 7.1 Townscape appraisal map

