

Hendon Hub Project Team response to Historic England Feedback Letter (for Barnet Council Members)

The project team formally began dialogue with Historic England (HE) on 24th June 2021, once proposals for the Hendon Hub were at a mature stage of development. The timing of engagement was primarily due to the team ensuring that proposals were at a stage of development that took into account all feedback received from residents, stakeholders and other consultees, at the pre-planning phase. This therefore facilitated a meaningful and valuable conversation with HE on well-developed proposals.

HE's role is to assess the scale of harm caused by any development impacting on listed buildings, in order that the Local Planning Authority can weigh that harm against other benefits. Though technically not a legal requirement, LBB and the project team engaged with HE on proposals to replace Building 9 and the Meritage Centre. Their comments on the proposals are summarised as follows:

Meritage Centre feedback

HE placed very little value on the resulting 'opening up' of views towards the Parish Church of St Mary. It was their opinion that the Church was "*not intended to be viewed from any particular angle*".

It was also HE's view that the proposed blocks (specifically blocks 1 and 2) were too large. Proposed building heights have therefore now been reduced and as a result, HE expressed the view that the proposed reduction in height [particularly to blocks 1 and 2 within the Church End CA] reduced the negative impacts of the development on the Conservation Area. HE also considered the reduction in height of the block closest to Church Terrace as "positive".

HE also makes reference to 28 Church End which dates from around the 1850s. The building is noted in the conservation area appraisal as a 'positive building' within the conservation area, and whilst in no way exceptional, it references part of the history of the development of the settlement.

Whilst the team understand and respect HE's view, they strongly feel that the retention of the house and possibly the 1930's neighbouring property (30 Church End) would significantly compromise the quality and integrity of the sensitive regeneration proposals for the site.

The proposed approach at this time is therefore to propose ways in which the historic characteristics of those two buildings can be captured within the new-build fabric and landscaping - for example, with artwork within the façade of the new blocks.

Building 9 Feedback

Historic England were explicit in relation to the replacement of the existing UPVC and crittall windows with timber sash windows, and the suggestion to clean, repair and renovate the roof and building facades. It is therefore proposed to undertake this work and also to restore the Hendon library staircase and the remaining original internal features of merit, by removing recent partitions, cleaning the façade, renovating the glazed rooflight and ceilings, and further enhancing the building's listed characteristics.

The project team and their consultants, GL Hearn have taken the advice provided by Historic England on board and will be carefully considering any further amendments to the scheme that may be appropriate. Though there are some differences of perspective from LBB and HE, the project team will continue to engage with them to inform the Hendon Hub planning application, should the FBC be approved.

The attached documents include a detailed letter from GL Hearn, containing a detailed response to HE's comments and the proposed next steps.

Attachments:

1. GL Hearn letter to Cath Shaw – 'Re: - Hendon Hub (applicant) response to Historic England Pre-application Advice Letter (Ref: PA01159685), dated 19/07/21' – dated 23 July 2021
2. Historic England letter to GL Hearn – 'PA01159685' – dated 19 July 2021