



Church House, Camlet Way, Monken Hadley, EN5 5PZ

Heritage Statement:

Heritage Significance, Impact Assessment and Justification Statement

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of
Heritage Information Ltd**

January 2024

Church House Heritage Statement (January 2024)

Church House, Monken Hadley – Heritage Statement

Issued January 2024

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1.0. INTRODUCTION

- 1.1. The subject site is Church House, Camlet Way Monken Hadley, Barnet. Church House was likely built during the late 18th century, possibly originally as a stables building, but was later converted to residential use until 1912, when it was given to the parish of Monken Hadley for use as a church hall. Substantial internal and external alterations have therefore occurred through the lifetime of the building to accommodate these changes. Church House is a locally listed building within the Monken Hadley Conservation Area, London Borough of Barnet. It has been closed for safety reasons since September 2023.
- 1.2. This Heritage Statement has been produced to accompany an application for Planning Permission. The proposals involve the demolition of the existing locally listed building and the provision of a replacement building for use as a church and community hall designed in a traditional idiom with associated landscaping.
- 1.3. This Heritage Statement complies with the requirements of the National Planning Policy Framework, December 2023 (NPPF) and the online Planning Practice Guidance (PPG) in respect of Heritage issues. No archaeological assessment has been undertaken as part of this report and this report should be read in conjunction with the Archaeological Desk-Based Assessment (also prepared by Heritage Information, January 2024).
- 1.4. This Heritage Statement has been written in accordance with Historic England Advice Note 12: "Statements of Heritage Significance" (October 2019), and has adopted the following structure:
 - An appraisal of the heritage context.
 - An appraisal of the significance of the site.
 - An assessment of the potential or actual impact of the proposed works upon the significance and settings of all affected heritage assets;
 - How the proposed works comply with relevant policies in the NPPF and the PPG, and how the works are in accordance with local and regional policies.

1.5. Summary

- Church House is a locally listed building within the Monken Hadley Conservation Area, London Borough of Barnet. It is not considered to be a curtilage building; despite having a functional relationship with the Grade II* listed church since the time the church was listed in 1949, the building is located outside the historic boundary of the churchyard, and so there is a clear physical separation defined by an historic boundary.
- An assessment of the significance of the site concludes that it possesses medium archaeological interest, low architectural and artistic interest, and low to medium historic interest. The heritage values of the building have been severely compromised by the substantial and invasive alterations made throughout its lifetime, which have removed all evidence of any 18th and 19th century uses as a stable and residential dwelling. Apart from the external envelope, which has also been compromised by later alterations, the interior largely dates from the early 20th century with some modern additions. The

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comparatively low heritage interest led Historic England to conclude in a listing assessment (undertaken in August 2019 – ref. Appendix 1 for the full report) that the building lacks special interest to merit statutory listing.

- A related assessment concludes that the building makes a limited positive contribution to the character and appearance of the Monken Hadley Conservation Area. The contribution has been compromised by later alterations and that the building is heavily screened in views from the public realm by dense trees, offering only glimpses of its form, materials and detailing. Whilst views from the private realm are also important (from within the site itself) the lack of public access since the closure of the building limits an appreciation and understanding of the contribution made by the front east elevation in particular.
- An assessment of the impact of the proposals concludes there will be a **substantial and negative impact on the locally listed Church House, and a minimal and neutral impact on the character and appearance of the Conservation Area and on the settings of nearby heritage assets, particularly the Grade II* listed Church of St Mary the Virgin**. Whilst the proposed demolition of the existing building will result in the loss of a locally listed building which possesses some social and communal value and aesthetic merits, as well as cause some “less than substantial” harm to the character and appearance of the Conservation Area, structural engineers have concluded that the defects in the building as a result of continuing movement and rotation to the east and west walls are so great that the building is considered to be dangerous and unsuitable for occupancy; the cost of carrying out remedial works is understood to be higher than rebuilding and so the building is considered to be beyond reasonable economic repair (AMA Consulting Engineers, June 2023). Any perceived harm from the loss of a non-designated heritage asset is considered to be outweighed by the substantial public benefits offered by the scheme, principally in the re-establishment of a high-quality, contextually designed and fully accessible community facility on the site which will be used by both the church and wider community.
- The proposed replacement building has been designed in a traditional Georgian idiom, reflecting the proportions and form of the existing building and re-using as many of the historic materials as possible to sustain the character and appearance of the Conservation Area. The high-quality and architecturally literate elevational treatment and detailing will sustain the architectural and visual interest of the site and its contribution to the character and appearance of the Conservation Area. The ridge and eaves height will remain unchanged, whilst the footprint will remain unchanged from the 2023 consent for the provision of two side extensions. The building will sit comfortably as a backdrop on the eastern edge of the churchyard in limited views from the Grade II* listed church; the proposed materiality (predominantly re-used and second hand brickwork and tiles to match) and setback from the boundary of 1 metre, the provision of cast iron railings and shrub-planting to the south will enable the building to blend comfortably and discreetly. In limited glimpses from the church path to the south and from the Common to the east, there is unlikely to be any perceptible change.

1.6. Authorship

- **Dorian A T A Crone** BA BArch DipTP RIBA MRTPI IHBC - Heritage and Design Consultant. Dorian has been a Chartered Architect and Chartered Town Planner for over 30 years. He has also been a member

of the Institute of Historic Building Conservation for 25 years. Dorian is a committee member of The Society for the Protection of Ancient Buildings, the International Committee on Monuments and Sites (ICOMOS), ICOMOS UK and Institute of Historic Building Conservation. He has been a court member with the Worshipful Company of Chartered Architects and a trustee of the Hampstead Garden Suburb. He is a member of the City Conservation Area Advisory Committee. Dorian is also chairman and a trustee of the Drake and Dance Trusts, and a Scholar of the Society for the Protection of Ancient Buildings.

Dorian has worked for over 30 years as Historic Buildings and Areas Inspector with English Heritage/Historic England, responsible for providing advice to all the London Boroughs and both the City Councils. Dorian has also worked as a consultant and expert witness for over 20 years advising a wide variety of clients on heritage and design matters involving development work, alterations, extensions and new build projects associated with listed buildings and conservation areas in design and heritage sensitive locations. He has been a panel member of the John Betjeman Design Award and the City of London Heritage Award. He is a past chairman of the City Heritage Society and currently vice chairman, and is a Design Review Panel member of the Design Council, Design: South West and Design: South East, and the London Boroughs of Richmond upon Thames, Lewisham, Croydon and Wandsworth. Dorian has also been a member of the Islington Design Review Panel and has also been involved with the Royal Academy Summer Exhibition Architectural Awards and the Philip Webb Award along with a number other public sector and commercial design awards.

- **Dr Daniel Cummins** MA (Oxon) MSc PhD IHBC – Historic Environment Consultant. Daniel is an historian with a BA and Master's in History from Oriel College, Oxford and a doctorate from the University of Reading. Daniel has a Master's degree in the Conservation of the Historic Environment and is a member of the Institute of Historic Building Conservation. He has over 10 years' experience in providing independent professional heritage advice and guidance to leading architectural practices and planning consultancies, as well as for private clients and local planning authorities. He has an excellent working knowledge of the legislative and policy framework relating to the historic environment. Daniel has extensive experience in projects involving interventions to listed buildings and buildings in conservation areas, providing detailed assessments of significance and impact assessments required for Listed Building Consent and Planning Permission, as well as expert witness statements for all types of appeal. Daniel is also secretary and a trustee of the Drake Trust (a conservation education charity).

1.7. Methodology

This assessment has been carried out gathering desk-based and fieldwork data. The documentary research was based upon primary and secondary sources of local history and architecture, including maps and historic images. Particular attention was given to the Barnet Museum. A site visit was conducted in July 2023, when consideration was given to the historical evolution of the building and the key points of significance were identified. A review of the site and surrounding area was conducted by visual inspection to identify the relevant parts of the townscape and the settings of nearby heritage assets that would be most affected by the proposed works.

2.0. LOCATION AND CONTEXT

- 2.1. The subject site is located on the west side of Camlet Way just to the north of the junction with Hadley Green Road. It lies to the east of the churchyard belonging to St Mary the Virgin, Monken Hadley and is accessed from a pedestrian path linking the church with Camlet Way. The open space of Monken Hadley Common is located to the east.



Figure 1: The location of the subject site (outlined in red).

- 2.2. The subject site is located within the **Monken Hadley Conservation Area**. As stated in its Character Appraisal Statement (2007), the Conservation Area is “*very green and leafy in character*”, with a “*low built density*”. It comprises “*winding lanes and scattered groups of native trees... set among a traditional English landscape of ancient commons, old hedgerows and open fields*”. The trees and woodland are considered “*very important to the general character and feel of the Conservation Area*”. Many of the buildings in the Conservation Area date from the 18th and 19th centuries, comprising traditional materials.
- 2.3. Due to the notable diversity in (mostly vernacular) building styles and materials, the Conservation Area has been divided into ten sub-areas. Church House is within sub-area 5 (The Village Centre), which is rural and village-like in nature – characterised by its historic buildings, its low boundary walls, its trees and planting, and its “*sweeping views onto the Common and to the Hadley Woods beyond*”. Although there are no specific views recognised as being important, the views of the surrounding countryside are considered pertinent – as are views of the Grade II* listed Church of St Mary the Virgin, “*the focal point of the village*” (Figures 2a and 2b). The buildings within sub-area 5 (many of which are timber-framed)

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comprise a range of traditional materials including flint and ironstone, red brickwork and render. The historic buildings are vernacular, Georgian or neo-Gothic in style.

- 2.4. Church House cannot be seen from within the historic core of the village on Hadley Green Road and is only barely glimpsed from a pedestrian path linking Hadley Green Road with Camlet Way (Figures 2a and 6); the site is largely enclosed by mature trees which, whilst contributing positively to the verdancy of the area, limits the contribution made by Church House to the character and appearance of the sub-area outside the site itself (Figure 7). Church House can be glimpsed from sub-area 7 (Monken Hadley Common) to the east of Camlet Way, which reveals more of its local heritage significance than the rear and side elevations experienced from the churchyard and church path seen from within sub-area 5. Sub-area 7 is characterised by its green spaciousness and its “sweeping views” across the Common, and by its 18th and 19th century houses and cottages. Even from this very open aspect, the density of planting to the boundary of the site with Camlet Way limits an appreciation and understanding of the significance of Church House to glimpses of the front elevation (Figure 3). As considered further at Section 5.10 of this Heritage Statement, the age, architectural language, materiality and historic associations of Church House are considered to make an overall positive contribution to the character and appearance of the Conservation Area, but that contribution is limited by later alterations and the extent of dense landscaping which offers only glimpses of its locally distinctive form, materiality and detailing.



Figure 2a: The village core of the Conservation Area as experienced from Hadley Green Road, where the Grade II* listed church appears as a landmark building alongside other neighbouring Grade II listed buildings.



Figure 2b: The Grade II* listed church in its context from the south, alongside the Grade II listed Pagitt's Almshouses and Grade II listed Gatehouse.



Figure 3: Glimpsed views from the east on the edge of Monken Hadley Common, the church path to the left.

- 2.5. Historic England's *Good Practice Advice in Planning Note 3* (December 2017) provides guidance on managing change within the settings of heritage assets. The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Elements of a setting may make a positive, neutral or negative contribution to the significance of an asset, may affect the ability to appreciate that

significance or may be neutral (NPPF glossary). The guidance provides detailed advice on assessing the implications of development proposals and recommends a broad approach to assessment (see **Appendix 2** for an outline of the 5-Step approach described in the guidance). The following analysis takes account of Steps 1 and 2 of the guidance by firstly identifying the heritage assets and their settings which may be affected by the proposed development, and secondly assessing the degree to which the settings of those heritage assets contributes to their significance. Steps 3 to 5 are covered in the Impact Assessment.

- 2.6. The **Grade II* listed Church of St Mary the Virgin** is located to the south-west of the subject site across the churchyard. The church is dated c.1494 on the west tower and constructed of flint and ironstone with a rare copper beacon on the tower. The interior is predominantly 19th century and is the first of G. E. Street's restorations. As noted above, the church is a landmark building experienced from the centre of the village on Hadley Green Road, with the west tower dominating its frontage to the street, which is considered to be the primary aspect of its setting and where it has group value which can be appreciated with neighbouring Grade II listed buildings at a point where the road widens (Figures 2a and 2b). A stone path from Hadley Green Road provides access to the south porch (the most-used entrance to the church) and runs parallel to the south side of the churchyard. Church House cannot be seen in conjunction with the church from either its primary western aspect or from the church path adjacent to the south elevation (Figures 2a and 5). The path splits in the south-east corner of the churchyard to run along the east side and from this point the side (south) elevation of the subject site can be glimpsed from within the churchyard setting, albeit it is heavily filtered by tree planting along the boundary and within the churchyard itself (Figure 6).
- 2.7. The churchyard provides the historic curtilage and immediate setting of the church, although its architectural and historic interest is difficult to appreciate and understand given the density of gravestones and large number of evergreen trees including yews (Figure 4b). Although the rear elevation of the subject site adjoins the east boundary of the churchyard, it is barely perceptible in views adjacent to the church building or moving through the centre of the churchyard for this reason (Figure 4a). Where it is glimpsed, the rendered south and west elevations are not particularly sympathetic and do not best represent the local architectural and historic interest of Church House (Figure 6). This is compounded by the existing poor-quality and somewhat ad-hoc boundary treatment of the churchyard in this location, including an unsightly chain link fence and timber fence panels; any boundary treatment adjacent to Church House has been lost. Whilst there is an element of historical association with the church (albeit only dating from 1912), the subject site is therefore considered to make a neutral contribution to its setting as experienced from within the churchyard.
- 2.8. Other nearby statutorily listed buildings include the **Grade II listed Pagitt's Almshouses** and **Grade II listed Gatehouse** to the south of the churchyard, the **Grade II listed Beacon House** and the **Grade II listed The Grove** to the north-west, and the **Grade II listed White Lodge** and the **Grade II listed Church View** to the west. The significance of these listed buildings is best experienced from the street on Hadley Green Road, where the rural character and appearance of Sub-area 5 of the Conservation Area, with its vernacular, Georgian and neo-Gothic architecture comprising a range of different traditional materials, and its verdancy, contributes positively to an appreciation of their architectural and historic interest (Figures 2a and 2b). The subject site cannot be seen within this primary aspect of the settings of the above listed buildings. Whilst there may be some historic association between the subject site and

Beacon House (it may originally have been built as a stable for Beacon House), the association is no longer legible and has not been proven by documentary research. Given the enclosure of the subject site by dense tree planting and its setting back beyond the church and the churchyard (itself characterised by dense tree planting), Church House is considered to make a negligible contribution to the settings of these nearby Grade II listed buildings.

- 2.8. The **locally listed Rectory** and the **locally listed Barn adjacent to the Gatehouse** are located to the south of the subject site. The setting of these locally listed buildings is the same as the settings of the aforementioned statutorily listed buildings, although the rectory (another of Street's first commissions just before the restoration of the church) is not readily visible from any aspect given the density of planting within its garden. The principal redbrick frontage addressing Hadley Green Road best displays its gothic detailing and architectural interest. The rendered gables of the rear elevation can be glimpsed from the church path and from within the subject site, but the local architectural interest, aesthetic merits and landmark qualities are not best experienced from this aspect; the density of planting and solid timber fence almost entirely screens the rear elevation for at least 8 months of the year when the trees are in leaf (Figure 7). Similarly, Church House would be barely perceptible from within the grounds of the rectory. The subject site is therefore considered to make a neutral contribution to the settings of these locally listed buildings.



Figure 4a: The churchyard from outside the church looking east towards Church House, which is barely perceptible behind the evergreen trees and gravestones.



Figure 4b: The church is barely perceptible from within the churchyard, viewed here from adjacent to Church House looking west from the east boundary of the churchyard.



Figure 5: Church House cannot be seen in conjunction with the church, seen here from the church path close to the main south door.



Figure 6: Glimpses of Church House from the church path adjacent to the fence of the locally listed rectory.



Figure 7: The density of planting encloses the subject site and almost entirely screens any appreciation of the locally listed rectory to the south (centre).

3.0. HISTORICAL BACKGROUND

- 3.1. The settlement of Hadley likely dates from the Anglo-Saxon era, when the area was within the Edmonton Hundred. It was granted to Geoffrey Mandeville, the first Earl of Essex, in 1066. By c.1136, Hadley was recorded as containing a hermitage when it was within land granted by the Earl to the Abbey of Walden. By the second half of the 12th century, Hadley had become a parish – sometimes known as Monkenchurch (possibly after a church associated with the Abbey of Walden), or Monken Hadley. In 1471, one of the most important battles of the Wars of the Roses, the Battle of Barnet, took place at Hadley (at which Edward IV triumphed over Henry VI). The Church of St Mary the Virgin was built in 1494, possibly on the site of a former 12th century church. Upon the dissolution of the monasteries in the 16th century, the manor of Hadley was granted to the Lord Chancellor Sir Thomas Audley.
- 3.2. By the second half of the 17th century, Hadley had started to acquire a number of wealthy residents, and throughout the 18th and 19th centuries, a number of small, genteel houses and larger houses were constructed there. Early maps dating from the 17th century indicate that there were no buildings to the east of the church, where the line of the existing church path and Camlet Way is clearly shown on the south side (Figure 8). The village of Hadley is clearly visible in the 1754 map (Figure 9). Mount House (“The Mount”) can be seen in the 1754 map – an early 18th century house built on a hill just outside of Enfield Chase, which had an avenue of trees leading towards the church to the south-west. There is no building depicted on the subject site to the east of the church at this time. By 1776, there is evidence that a building had been constructed on the subject site within a small enclosed area to the east side of the churchyard (Figure 10). Whether this is Church House is not clear. It has been suggested that Church House was constructed around this time as a stables to Beacon House (which dates from the 17th and early 18th centuries) although no documentary evidence has been found to support this anecdote. A lease of a piece of common land made between the parish and Mrs Munro of Beacon House in 1814 may suggest an association between the subject site and Beacon House; later maps indicate that there was access to Beacon House from Camlet Way via a drive to the north of the subject site (Figure 12).



Figure 8: 1656 plan of Enfield Chase, Middlesex. Approximate location of subject site indicated by red dot (National Archives, MPC 1/146).



Figure 9: Rocque Map of Middlesex (1754), the subject site outlined in red.

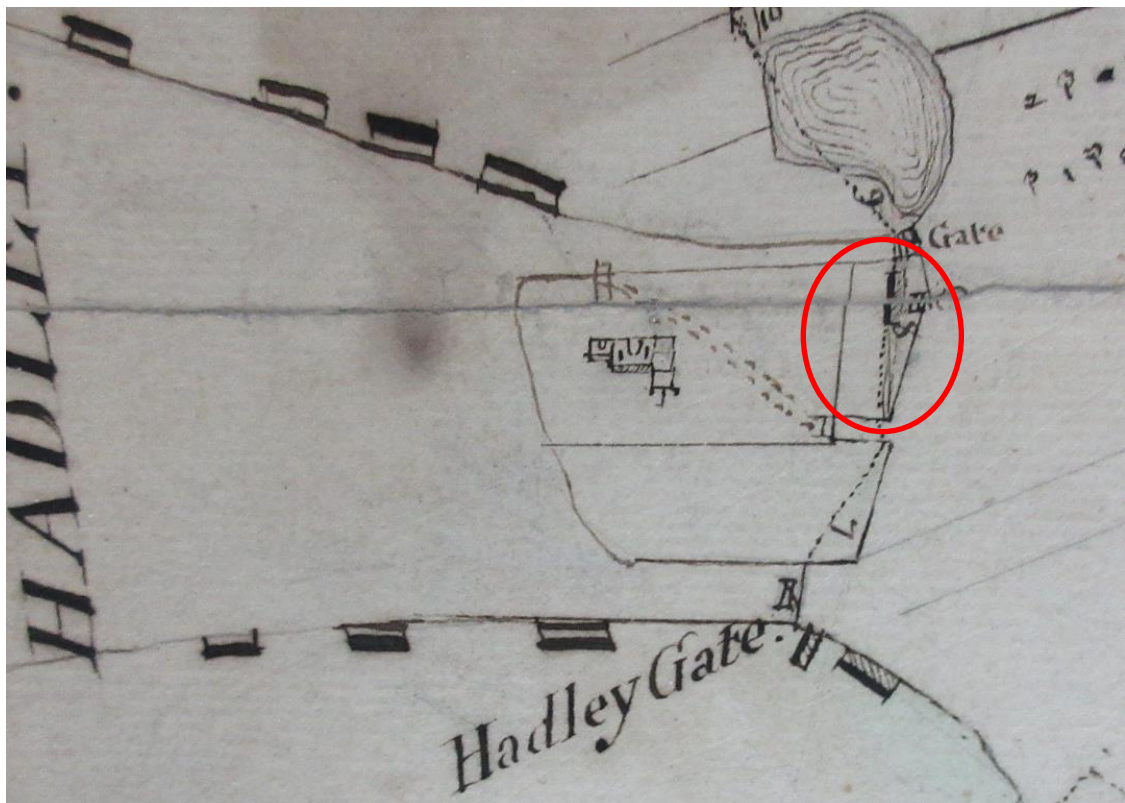


Figure 10: Map of Enfield Chase, 1777 (National Archives, MR 1-708), the subject site outlined in red.

- 3.3. The rector of Hadley during the 1770s was John Burrows, who had been instituted in 1770 and was also rector of St Clement Danes and rector of Christ Church Southwark. Burrows resided at Hadley and officiated there until his death. He was also a classical scholar and occupied a leading position in a literary society which included Mrs Elizabeth Montagu in its membership (whose nephew he educated). He died at Hadley in 1786, making it unlikely that he was responsible for the conversion of the subject site to residential use for refugee priests during the French Revolution (post-1789). At some point during the early 19th century, Church House was converted to residential accommodation. It is depicted on a map of 1850 at 59 located outside the churchyard within its own small enclosure shown in 1776 (Figure 11); it was occupied at that time by a Miss Burrows (presumably Frances the daughter of the former rector). Frances, during a prolonged life, became a prominent figure in the village, promoting education in taking a leading role in the management of the parish schools. Frances Burrows continued to live at Church House until her death in 1860; in 1851, she is recorded as an annuitant and lived in the house with a cook and housemaid. Frances is buried in the churchyard and there is a memorial brass dedicated to her in the church. It is noteworthy that, whilst perhaps figurative in its depictions of plots, the map in Figure 11 shows the building may have historically had a different relationship with the boundary of the churchyard.

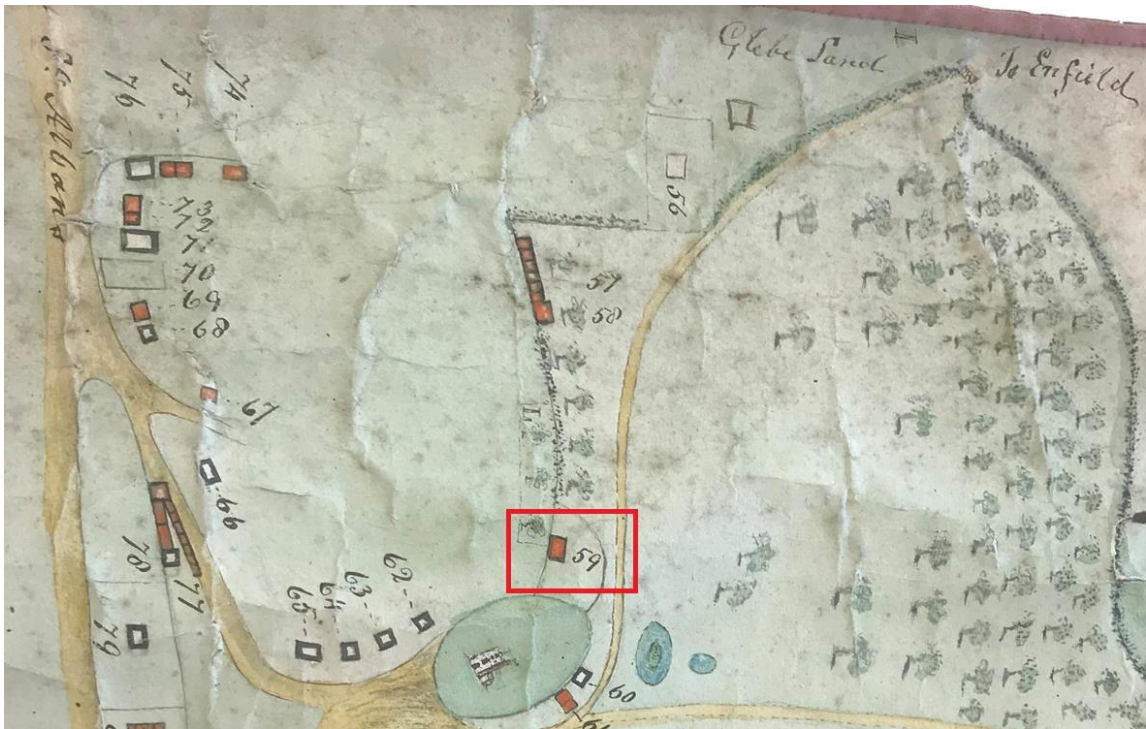


Figure 11: Parish Map (c.1850).

- 3.4. The first edition of the Ordnance Survey made in 1878 illustrates the detailed footprint of Church House and the subject site for the first time (Figure 12). By this time, the building abutted the eastern boundary of the churchyard; on the north side of the main part of the building was an L-shaped structure. The site was open to the churchyard at this time, with trees planted within the site rather than around the boundaries. Pathways connected the building to the pedestrian path to the south and to the rear driveway entrance of Beacon House to the north-east. By 1895, a small addition is depicted to the south elevation, whilst a pump was located adjacent to the north L-shaped structure, which appears to have addressed its own enclosure distinct from the principal open space of the site (Figure 13).

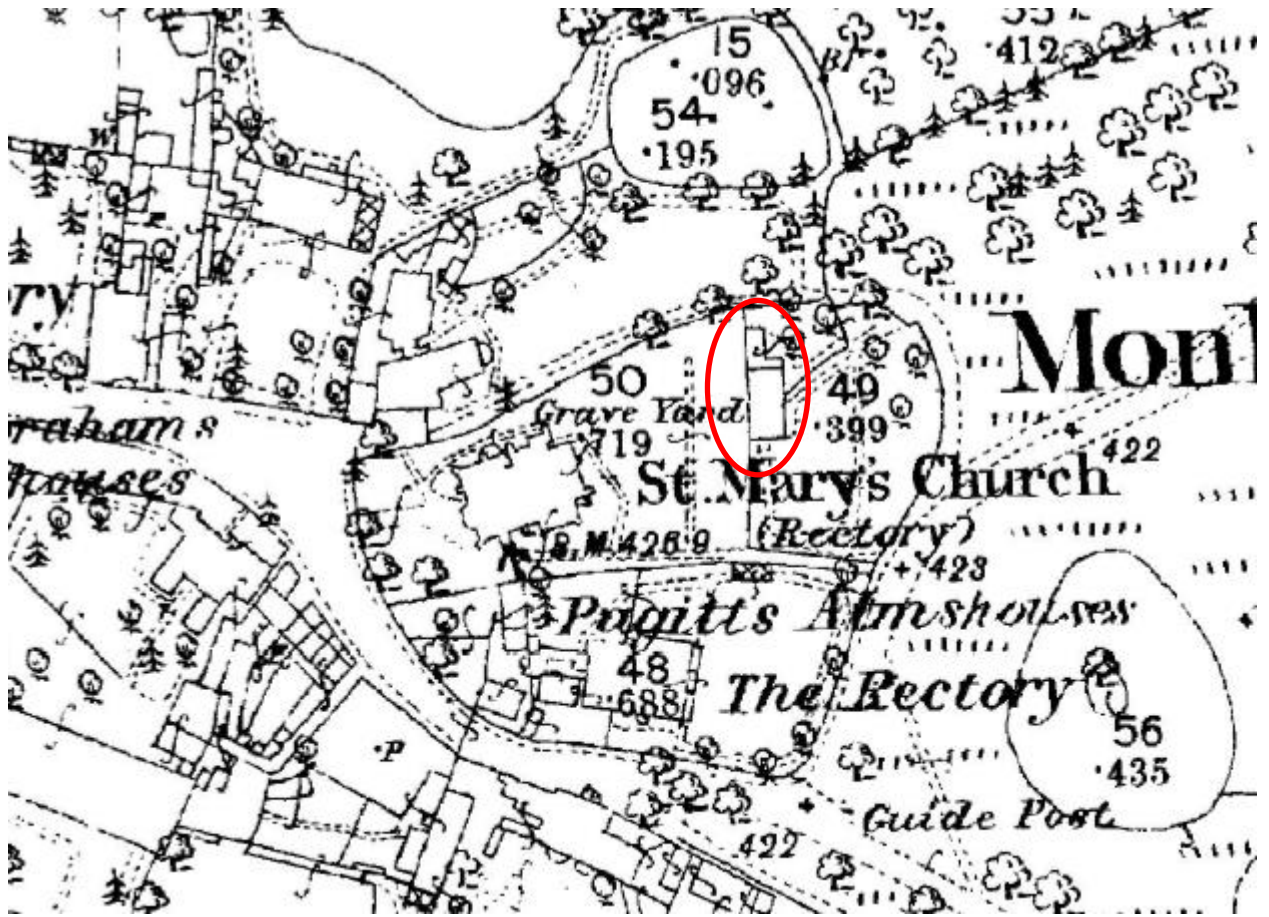


Figure 12: Ordnance Survey (1878), the subject site outlined in red.

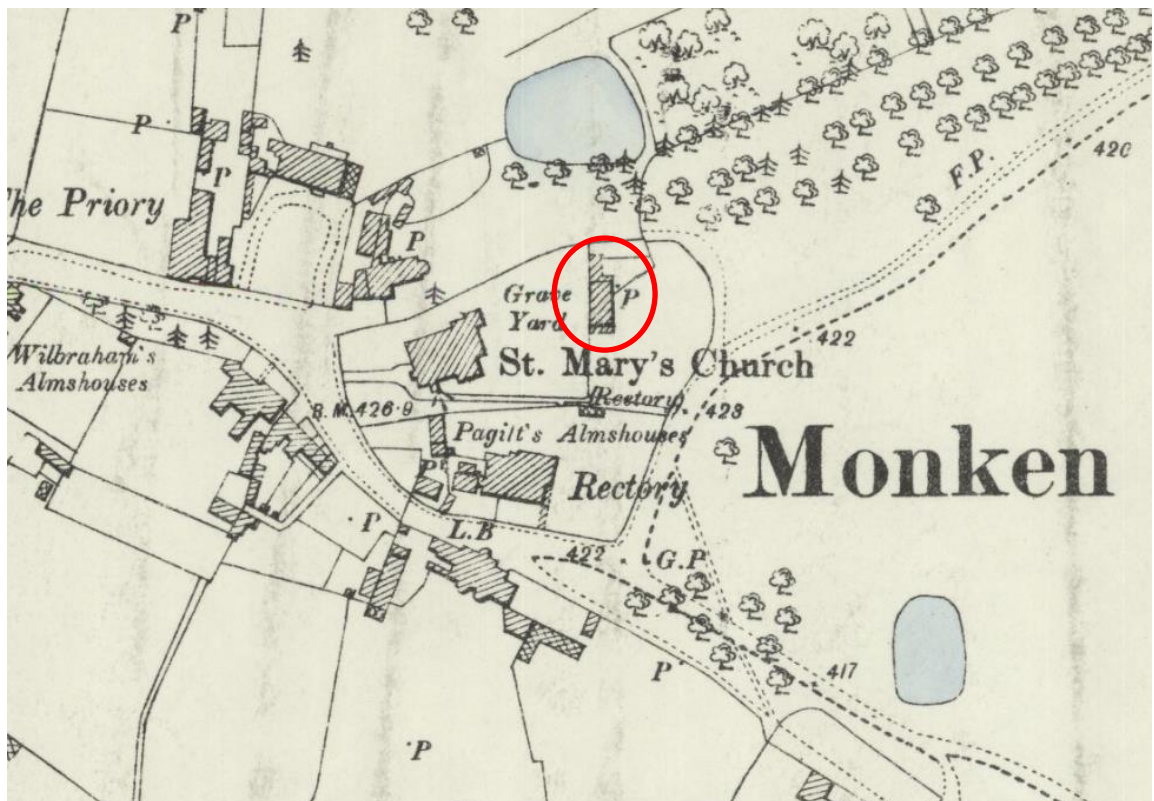


Figure 13: Ordnance Survey (1895), the subject site outlined in red.

- 3.5. The residents of the building comprised wealthy ladies who lived by private means. For much of the late 19th century and early 20th century, the building was known simply as “The Cottage” or “Hadley Cottage”. By 1878, a Miss Bourchier is recorded there, and the 1881 census reveals a Mary Bourchier, an unmarried gentlewoman, who lived in The Cottage with her unmarried sister Emilia and two domestic servants. The Misses Bourchier appear to have taken an active part in parish life in raising subscriptions for community events such as Queen’s Victoria’s Diamond Jubilee celebrations, as well as raising money for local charities such as the Barnet Cottage Hospital. In 1911, Emilia Bourchier still lived in the house aged 89; she lived with her niece, a boarder and 5 servants, including an attendant, maid, cook and housemaid. The building at this time was stated to contain 8 rooms exclusive of bathrooms, lobby and scullery. A photograph taken at around this time can be seen Figure 14. The building had a more open aspect historically and could be seen in conjunction with the church from the Common. Chimneystacks were located to both side elevations and there was also a central ridge chimneystack. The south addition presented as a single-storey lean-to. The large lintel to the central bay of the ground floor is visible, which has been used as evidence for the previous use as a stable. No structure is visible on the north side, which suggests this was also single-storey.



Figure 14: Church House during the early 20th century, pre-1910 (Barnet Museum).

- 3.6. The 1914 Ordnance Survey reveals no further changes to the footprint but for a small addition to the northern structure. The south addition is very clearly depicted as open-fronted on this map, suggesting it was little more than an external store (Figure 15). Following the death of Emilia Bourchier in 1912, the house was purchased by the parish and was converted to a hall, which required the removal of almost all of the first floor from the central and southern bays. A small “mezzanine” was retained at the north end of the main building. It is likely the ridge chimneystack was also removed at this time. No further alterations are shown on the 1935 Ordnance Survey, although by this time the later northern addition and the north part of the site had been separated from the ownership to form part of the grounds of Beacon House (Figure 16). The building is known to have been extensively renovated after a period of disuse in the post-war years, although no date and details have been located. A photograph taken during the second half of the 20th century illustrates the rear elevation at that time, comprising a rendered elevation painted in a terracotta colour (Figure 17). All chimneystacks had already been removed by this time. An unusual weather-boarded dormer was located on the roof slope, whilst the north structure stepped down as a plain wall addressing the churchyard. The building was a visually dominant form enclosing the churchyard on its eastern boundary.

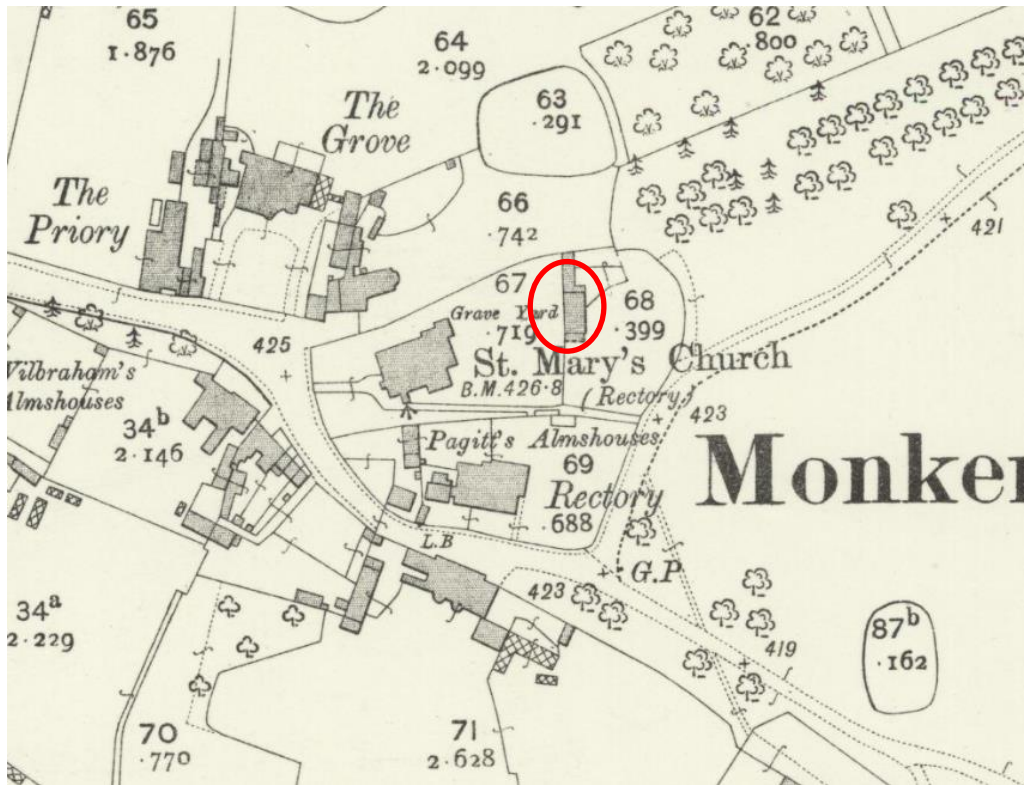


Figure 15: Ordnance Survey (1914), the subject site outlined in red.

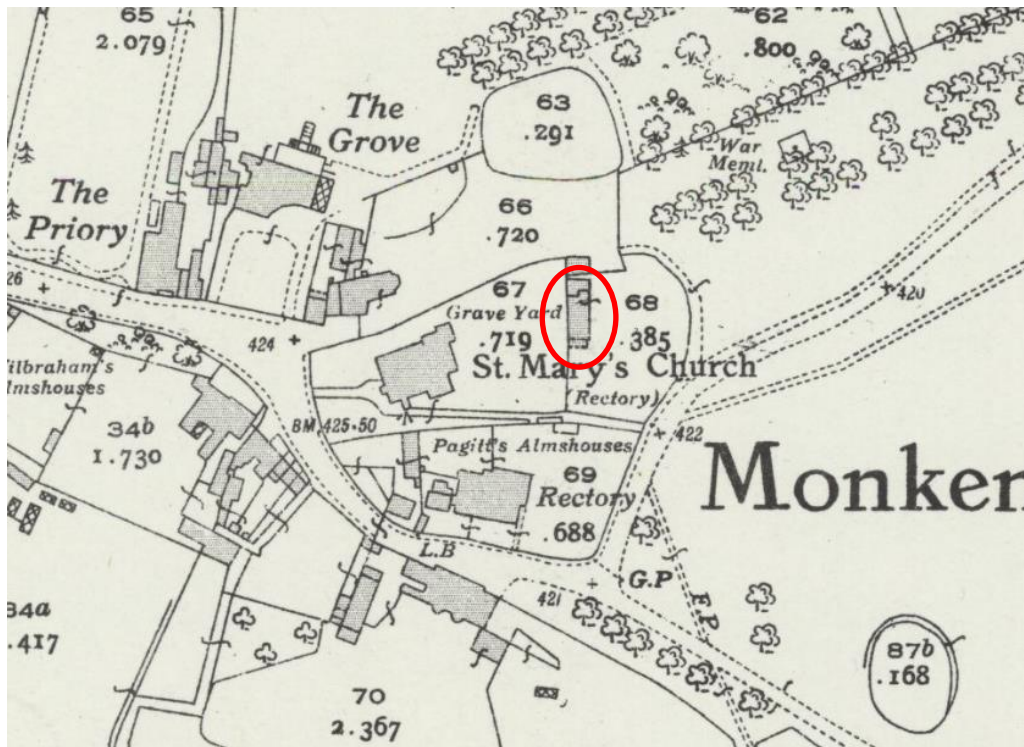


Figure 16: Ordnance Survey (1935), the subject site outlined in red.



Figure 17: The rear elevation of Church House from the churchyard (c.1960s-1970s).

- 3.7. After the photograph in Figure 17 had been taken, the northern end of the building was altered by the provision of a new single-storey extension in 1981. At this time, only a historic single-storey lean-to element was located on the north side of the building (used as a kitchen), but in 1981 an extension was added to form a changing room, showers and toilets with a slate roof slope. It was at this time that the memorial garden and wall were added on the churchyard side (ref. N06849b) (Figure 18).

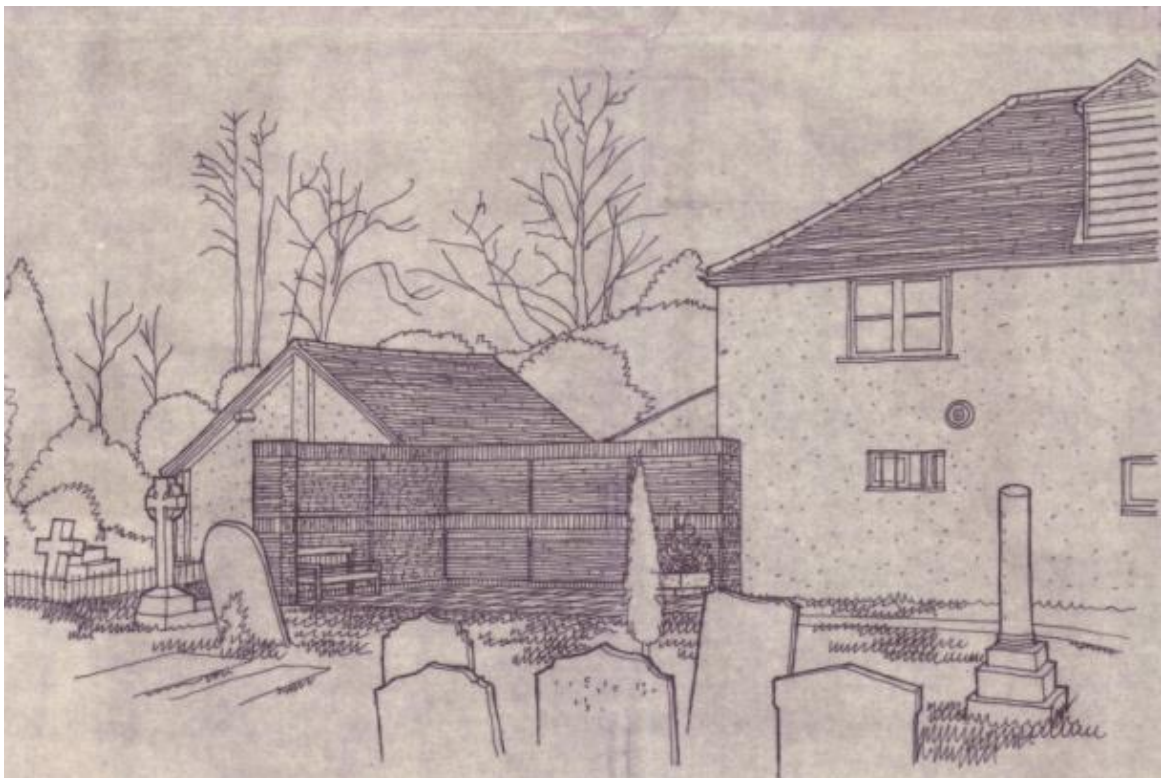


Figure 18: Proposed rear elevation in 1981 (ref. N06849b).

- 3.8. Permission was granted in 1992 for a number of internal alterations: a new timber boarded door was provided to the rear elevation facing the churchyard as a fire exit, whilst the former staircase was removed and a new enclosed staircase provided (the existing balustrading was re-used); the 1981 extension was remodelled and the external door to the east elevation was blocked up (ref. N06849D). Planning permission was granted in April 2023 for the demolition of the two later side extensions and the provision a 2-storey extension to both north and south sides of the building; a first floor was also proposed to be reinstated (ref. 23/0625/FUL) (Figures 19a and 19b). This permission effectively renewed an earlier permission granted in 2019 (ref. 19/1703/FUL), when despite numerous fundraising events towards the extension and refurbishment works, the tenders received far exceeded the moneys raised.



Figure 19a: Consented front elevation with two side extensions (ref. 23/0625/FUL).

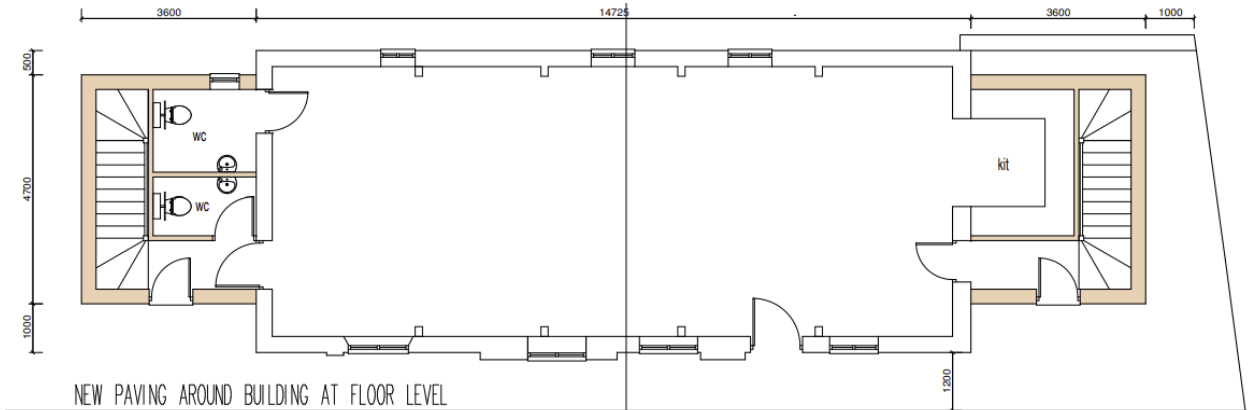


Figure 19b: Consented ground floor plan (ref. 23/0625/FUL).

- 3.9. Church House has remained associated with St Mary's Church and has been used for a wide variety of church and community events. The building was closed in September 2023 for safety reasons after structural engineers concluded that the defects in the building as a result of continuing movement and rotation to the east and west walls are so great that the building was considered to be dangerous and unsuitable for occupancy. The cost of carrying out remedial works was understood to be higher than rebuilding and so the building is considered to be beyond reasonable economic repair (AMA Consulting Engineers, June 2023).

4.0. DESCRIPTION

- 4.1. The building comprises a 2-storey main block with later extensions to the north and south side elevations. It is constructed in red brickwork in loose Flemish Bond; only the front east elevation has exposed brickwork. The hipped roof is covered with clay tiles; the chimneystacks at the north and south ends have been truncated. The front east elevation has a projecting central bay with a long timber bressummer at ground floor level which suggests the presence of two wider previous openings separated by a brick pier; the openings have been infilled with timber sash windows (Figure 20). The flanking bays have a brick storey band. A doorway within the north bay has been truncated in height, possibly removing a fanlight. The other timber sash windows on the elevation appear to be historic, likely dating from the early 19th century conversion to residential uses. A later “toilet” window has been added to the north end of the first floor. The historic openings are beneath gauged brick arches. It is understood from the structural survey (AMA Consulting Engineers, June 2023) that the east wall leans outwards by as much as 3.2 degrees to the vertical, particularly towards the south end.
- 4.2. The rear west elevation has been rendered for some time (ref. Figure 17). It is much plainer than the east elevation comprising only four small window openings (the first floor opening is likely later); the narrow ground floor openings have horizontal sliding sashes. The doorway and timber door were added during the 1990s (Figures 21 and 22). The weather-boarded dormer window is unusual and appears to be historic but is unlikely to be original. It is understood from the structural survey (AMA Consulting Engineers, June 2023) that the west wall leans inwards by 2.6 degrees to the vertical.
- 4.3. The side elevations have been subject to considerable alteration. The south elevation is rendered and has the truncated chimneybreast. The small lean-to outshot is a later rebuilding of that depicted in 1935, which was wider and open-fronted (Figure 21). The north elevation has an historic lean-to element in brick with a tiled roof, but has been altered with an unsightly modern window and concrete lintel (Figure 20). The remainder of the north extension dates from the late 20th century and is of no heritage interest. Both north and south extensions were consented to be demolished in 2019 and 2023.
- 4.4. The interior contains little or no fabric of any historic interest. The principal hall space was created in c.1912 by the removal of the first floor; a supporting internal frame with arch braces was provided, the uprights of which cross a number of the window openings to the east elevation and explain the large number of tie plates visible on the exterior. The match-boarding and ceiling structure are likely to date from this time (Figure 23). The window reveals retain likely early 19th century panelling and shutters. Cupboards at the north end reveal the location of the fireplace and chimneybreast (Figure 24). The doorways to the north and south ends are later additions. The stair enclosure and stairs to the remaining first floor (or mezzanine) date from the 1990s and are of no heritage interest (Figure 24). The first floor contains no plan of fabric of any interest, with a likely early 20th century timber partition and plank door; fragments of a lath and plaster ceiling survive. The roof structure is understood to likely date from the early 20th century, comprising machine-cut softwood.



Figure 20: Front (east elevation) of Church House).



Figure 21: Side (south) and rear (east) elevations of the Church House.



Figure 22: Rear (east) elevation of Church House.



Figure 23: The interior looking south.



Figure 24: The interior looking north, with modern stair enclosure and doorways to north extensions.

5.0. ASSESSMENT OF SIGNIFICANCE

- 5.1. Significance is defined by Historic England as “The sum of the cultural and natural heritage values of a place, often set out in a statement of significance”.
- 5.2. The aim of a Significance Assessment is, in the terms required by Paragraphs 200-201 of the NPPF, a “*description of the significance of a heritage asset*”. In the context of a historic building which has been the subject of a series of alterations throughout its lifetime, it is also a useful tool for determining which of its constituent parts holds a particular value and to what extent. *Good Practice Advice in Planning Note 2* (March 2015) states that understanding the nature of significance is important for understanding the need for and best means of conservation. Understanding the extent of that significance leads to a better understanding of how adaptable a heritage asset may be. Understanding the level of significance provides the essential guide as to how policies should be applied.
- 5.3. The descriptive appraisal will evaluate the site against listed selection criteria of ‘Principles of Selection for Listing Buildings’, DCMS, 2018. Historic England’s ‘Advice Note 12: Statements of Heritage Significance’ (October 2019), which partially overlap with the Statutory Criteria, have also been considered. Historic England identifies three potential points of interest that can be held by heritage assets; artistic and architectural, historical and archaeological:

- **Archaeological Interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and Artistic Interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
- **Historic Interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

5.4. Although not officially considered to be one of the three principal values, **setting** is recognised as an important value that makes an important contribution to the significance of a heritage asset. This assessment of the contribution to significance made by setting should provide the baseline along with the established values used for assessing the effects of any proposed works on significance.

The level of significance for each value and the setting will be assessed using the following grading:

- **High** – values of *exceptional or considerable* interest;
- **Medium** – values of *some* interest;
- **Low** – values of *limited* interest.

5.5. Archaeological Interest

The subject site is within the Chipping Barnet Archaeological Priority Area (“APA”), which has been principally designated for its potential for Medieval archaeology. It is also within close proximity of the Monken Hadley Common APA, which has been designated for its potential for Prehistoric archaeology. In addition, the subject site is within a Registered Battlefield (i.e. the Battle of Barnet 1471). The Battle of Barnet was an important contributor to the Wars of the Roses between Edward IV (the House of York) and Henry VI (the House of Lancaster). A thorough study carried out the University of Huddersfield in 2015-2018 drew no firm conclusions, but it seemed to suggest that the battle may have actually taken place north of the area designated in 1995 as the Registered Battlefield. The subject site itself appears to have formed part of the Common on the east side of the churchyard until the late 18th century, when it was enclosed and the existing building likely built as part of a new entrance and stables to Beacon House. The open space within the site has remained undeveloped and so **archaeological interest is therefore considered to be medium.**

5.6. Architectural and Artistic Interest

Church House has some interest as a late 18th century building and possesses a rustic charm derived from the historic brickwork and multi-phased development and adaptation that is clearly legible from the front elevation. It has, however been subject to substantial alteration, particularly at the north and south

ends which detracts from the overall aesthetic appearance of the exterior, including the loss of the chimneystacks and modern extensions. Any interest in terms of historic fabric is derived from the much-altered external envelope and in particular the east elevation only. Indeed, the building presents a very straightforward and unexceptional form and appearance that relates to its likely utilitarian origins and subsequent domestic uses. The interior contains little or no fabric or plan form of any historic interest but for some surviving historic window panelling/shutters; the substantial alterations and somewhat crude interventions of c.1912 swept away any tangible evidence of its previous uses. **Architectural and artistic interest is therefore considered to be low.**

5.7. Historic Interest

Church House has some associational significance with the Grade II* listed Church of St Mary the Virgin by providing facilities for church and community events throughout the 20th and early 21st century; this association only dates from 1912, however, when the works to provide such a facility largely swept away any evidence of previous uses. Any other historic associations in terms of the domestic use of the building (as a home to a number of wealthy ladies who were active in the life of the parish) and as a stable perhaps associated with the Grade II listed Beacon House are now almost impossible to appreciate and understand. The local tradition that the building was associated with refugee priests fleeing the French Revolution remains unsubstantiated. As a church hall used for community events and by local groups, there is some potential for intangible collective memory and experience. **Historic interest is therefore considered to be low to medium.**

5.8. Setting

As set out in Section 2 of this Heritage Statement, the setting of Church House and the subject site comprises the Monken Hadley Conservation Area (Sub-Areas 5 and 7), although the enclosure provided by dense planting and trees largely screens the building from the public realm within the village centre and the Common. The building is not considered to form part of the settings of any of the statutorily listed buildings located on Hadley Green Road. The building forms part of the settings of the Grade II* listed Church of St Mary and the locally listed rectory as glimpsed across the churchyard, although the rendered and altered rear and side elevations are not considered to be particularly sympathetic alongside the existing poor-quality boundary treatment (chain link fence and timber fence panels) and dense screening is again provided by trees; the building is considered to fall within the secondary aspect of the settings of the church and rectory as described in Section 2. **The setting is therefore considered to of medium value.**

5.9. Summary of Significance

The heritage values of the locally listed Church House have been severely compromised by the substantial and invasive alterations made throughout its lifetime, which have removed all evidence of any 18th and 19th century uses as a stable or residential dwelling. Apart from the external envelope, which has also been compromised by later alterations, the interior largely dates from the early 20th century with some modern additions. The comparatively low heritage interest as a result of the loss of historic fabric and form led Historic England to conclude in a listing assessment (undertaken in August 2019 – ref. Appendix 1 for the full report) that the building lacks special interest to merit statutory listing.

5.10 Contribution to the Monken Hadley Conservation Area

5.10.1. The following questions contained in the document *Conservation Area Designation, Appraisal and Management* (Historic England Advice Note 1, February 2019) might be asked when considering the contribution made by unlisted buildings to the special architectural or historic interest of a Conservation Area. A positive response to one or more of the following may indicate that the site makes a positive contribution provided that its historic form and values have not been eroded.

Is the building the work of a particular architect of regional or local note?

Response: No architects have been identified for any of the previous major works to the building.

Does it have landmark quality?

Response: No. The building is located within an enclosed site that is only glimpsed from the public realm; its Georgian language and form reflects the prevailing architectural character within this part of the Conservation Area.

Does it reflect a substantial number of other elements in the conservation area in age, style, materials, form or other characteristics?

Response: Yes. The palette of materials and the classical language and fragmentary detailing broadly reflect the 18th and 19th century built form which characterises this part of the Conservation Area. The substantial alterations made to the building, however, limit the extent to which it contributes positively in this regard.

Does it relate to adjacent designated heritage assets in age, materials or in any other historically significant way?

Response: Somewhat. The connection with the early 18th century Grade II listed Beacon House is possible but remains unsubstantiated, although since 1912 there has been an associational use with the Grade II* listed Church of St Mary the Virgin as a church hall.

Does it contribute positively to the setting of adjacent designated heritage assets?

Response: No. As set out in detail in Section 2 of this Heritage Statement, the subject site is considered to make a neutral contribution to the setting of the Grade II* listed church and a negligible contribution to the settings of other nearby designated heritage assets. Whilst located on the eastern boundary of the churchyard, the density of planting and gravestones limited the visual relationship between Church House and the listed church; the building is not visible within the primary aspect of the setting of the church to the west and south.

Is it associated with a designed landscape eg. a significant wall, terracing or a garden building?

Response: No. The building is located outside the historic boundary of the churchyard.

Does it individually, or as part of a group, illustrate the development of the settlement in which it stands?

Response: Somewhat. The likely original date of the building reflects the 18th and 19th century development which characterises the historic centre of the village, although it post-dates Beacon House with which it may originally have been associated as a stables. The building broadly reflects the prevailing residential uses of this part of the Conservation Area throughout the 19th century, although this is barely legible given the extensive early 20th century alterations.

Does it have significant historic association with features such as the historic road layout, burgage plots, a town park or a landscape feature?

Response: No.

Does it have historic associations with local people or past events?

Response: No.

Does it reflect the traditional functional character or former uses in the area?

Response: Somewhat. A stable block and then a residential building, it reflects the prevailing domestic uses of the village centre, although these uses are now very difficult to appreciate and understand given the extensive early 20th century alterations. The use as a church hall and community facility is a standalone use within the Conservation Area.

5.9.2. Summary of Contribution to Conservation Area

Overall, Church House is considered to make a limited positive contribution to the character and appearance of the Monken Hadley Conservation Area. The building (its materiality, age and form) and the verdancy of the site broadly reflect the character and appearance of Sub-Area 5 (the village core), although its contribution is limited by the substantial early 20th century and later alterations which have obscured its previous uses, and the enclosure of the site by dense planting (and gravestones to the west) largely screen the building from the public realm. Only glimpsed views are possible from the churchyard and the Common, and only the plain and altered rear elevation addresses the former. Whilst views from the private realm are also important (from within the site itself) the lack of public access since the closure of the building limits an appreciation and understanding of the contribution made by the front east elevation in particular.

6.0. IMPACT ASSESSMENT

- 6.1. A scheme for the proposed redevelopment of Church House has been prepared by architects Alan Cox Associates. The proposals involve the demolition of the existing locally listed building and the provision of a replacement building for use as a church and community hall designed in a traditional idiom with associated landscaping.
- 6.2. The proposals may have an impact on the significance and settings of the following heritage assets:
- The significance of the locally listed subject site;
 - The character and appearance of the Monken Hadley Conservation Area;
 - The settings of nearby heritage assets, including the Grade II* listed Church of St Mary.
- 6.3. Based on the above detailed assessments in Sections 2 to 5 and in accordance with the Historic England guidance *Setting of Heritage Assets* (December 2017), the following Impact Assessment appraises the effects of the proposed development, whether beneficial or harmful, on the significance of the identified heritage assets or on the ability to appreciate it (Step 3) and explores ways to maximise enhancement and avoid or minimise harm (Step 4) (ref. Appendix 2 for details).
- 6.4. For the purposes of assessing the likely impact to result from the proposals and the subsequent impact on the settings of the identified heritage assets, established criteria have been employed. If the proposed development will enhance heritage values or the ability to appreciate them, then the impact on heritage significance within the view will be deemed **positive**; however, if they fail to sustain heritage values or impair their appreciation then the impact will be deemed **negative**. If the proposals preserve the heritage values then the impact will be deemed **neutral**.
- 6.5. Within the three categories there are four different levels that can be given to identify the intensity of impact:
- **“negligible”** – impacts considered to cause no material change.
 - **“minimal”** – impacts considered to make a small difference to one’s ability to understand and appreciate the heritage value of an asset. A minor impact may also be defined as involving receptors of low sensitivity exposed to intrusion, obstruction or change of low to medium magnitudes for short periods of time.
 - **“moderate”** – impacts considered to make an appreciable difference to the ability to understand or appreciate the heritage value of an asset.
 - **“substantial”** – impacts considered to cause a fundamental change in the appreciation of the resource.
- 6.6. The proposed demolition of Church House will result in the loss of a locally listed building within a Conservation Area (to which it is considered to make a limited positive contribution). The proposal will therefore likely result in “less than substantial” harm to the character and appearance of the Conservation Area and “substantial” harm to the significance of the locally listed building. There is considered to be no harm caused to the Grade II* listed church and locally listed rectory as a result of the proposed demolition given the neutral contribution the subject site makes to their settings. According to the tests set out in Section 16 of the NPPF (refer to Section 7 of this Heritage Statement), the

significance of the locally listed building must be taken into account and a balanced judgement is required having regard to the scale of any harm weighed against that significance.

- 6.7. The building is not statutorily listed and is not considered to be curtilage listed; as set out in Section 5 of this Heritage Statement, it is considered to possess low architectural interest and low to medium historic interest, which was acknowledged by Historic England in its listing assessment made in 2019. Any local heritage interest the building possesses is unable to be appreciated and understood given the closure due to its unsafe condition. As set out in the structural report (AMA Consulting Engineers, June 2023), the building is considered to be unsafe and is considered to be beyond reasonable economic repair – the cost of refurbishing the building and making it safe through stabilisation works would exceed the cost providing a replacement building.
- 6.8. Any harm caused by the loss of the existing locally listed building is considered highly likely to be substantially outweighed by the public benefits of providing a replacement building of high-quality contextual design. These benefits are set out in a document produced by St Mary's Church (https://www.monkenhadley.church/venue_1/restoration-project) and include an extensive list of community groups that would utilise and benefit from a community building that is fully accessible and functional. These groups include the Monken Hadley Cricket Club, a local charity supporting the elderly, yoga classes, a local theatre group, art groups, book club, choirs, the Barnet Classic Car Club, toddler groups and for providing additional facilities for the local school. Aside from the church uses, the number of users that will benefit from Church House is extensive across the local community – not currently possible given the condition and facilities of the existing building.
- 6.9. The design of the proposed replacement building is also considered to offer some mitigation for the loss of the existing locally listed building. It has been designed in a traditional idiom to reflect the Georgian architectural language which contributes positively to this part of the Monken Hadley Conservation Area. A traditional idiom which re-interprets the language and detailing of the existing locally listed building is considered to be appropriate in this case given the sensitive location adjacent to the churchyard and nearby Grade II* listed Church of St Mary, as well as taking into account glimpsed views from the neighbouring Common. There is precedent for contemporary buildings using a traditional idiom within the village core which sustain the character and appearance of the Conservation Area.
- 6.10. The footprint of the proposed building will match that consented in 2019 and 2023 to extend the existing building, only it will be moved 1m away from the boundary with the churchyard to enable the rear emergency exit to be fully accessible and for maintenance. The hipped roof form, ridge height and eaves height will match that of the existing building, although chimneystacks have been reinstated to add interest to the roofscape. The proposed form differs from the consented 2-storey extension to the south, and now provides a single-storey element with a hipped roof, which reduces the overall scale and sustains the existing form as experienced in views from the church path between Hadley Green Road and Camlet Way. The 2-storey north element will match the subordinate form, height and detailing consented in 2019 and 2023. The proportionality of the elevational treatment of the front east elevation (storey heights and window openings) reflects that of the existing building, offering an architecturally literate re-interpretation comprising a symmetrical main block of 5 bays with a central entrance. Detailing such as the brick storey band and gauged arches to the openings will be retained, whilst a plinth has been incorporated to provide additional articulation. The use of timber sash windows, 6-panelled timber

doors and cast iron downpipes all present a high-quality traditional idiom that is considered to sustain the character and appearance of the Conservation Area and the setting of the listed church. The provision of additional window openings to the rear west elevation will be barely perceptible from within the churchyard given the existing dense evergreen tree planting.

- 6.11. Every effort will be made to re-use as much brickwork and clay tiles from the existing building as possible; these will be concentrated on the east and west elevations in order to sustain the contribution made by the site to the character and appearance of the Conservation Area and settings of nearby heritage assets. Any additional brickwork required will be second-hand from an architectural salvage yard to match the existing. By re-using the materials and obtaining second hand brickwork, and reflecting the existing form of the building, there will therefore unlikely be any perceptible change in glimpsed views through the trees from the Common to the east and from the locally listed rectory to the south. The use of brickwork as opposed to painted render on the south and west elevations is considered to soften the appearance of the building within the setting of the church as experienced from within the churchyard and church path, and so will minimise its visual impact. Any new brickwork will be used on the north and south elements, which will reinforce their appearance as subordinate additions to the main classical symmetrical block.
- 6.12. The moving of the building away from the churchyard boundary provides the opportunity to improve the boundary treatment from its existing somewhat poor-quality and untidy appearance. This includes the removal of the chain link fence and timber fencing panels, and the provision of cast iron railings, which will be supported on a brick retaining wall. The wall will not be visible from within the churchyard, but the railings will provide a more defined and historically correct boundary to the churchyard. With the increased set back of the proposed building and the use of exposed re-used historic/second-hand brickwork rather than white-painted render, the railings and proposed mixed shrub planting to the south will provide additional softening of the building in glimpsed views from the churchyard. The existing planting and yews along the boundary will be retained. The proposals therefore offer some enhancement to the churchyard setting of the Grade II* listed church, whilst the landscaping will ensure that the proposed replacement building will have very minimal visual impact within this aspect of the setting of the church.
- 6.13. **The Setting of Heritage Assets (Historic England 2017)** (ref. Appendix 2) has been used in both the design development and to assess the impact of the proposal on the settings of nearby heritage assets. The assessment has demonstrated that the proposals have sought to avoid any harm to the significance and settings of identified nearby statutorily listed buildings and locally listed buildings (Step 4) by nature of providing a contextual building which reflects the prevailing architectural language, detailing, palette of materials, height and scale of the existing building and local context. The design and detailing complement the architectural language of the Conservation Area and sustain architectural and visual interest on the subject site without detracting from the setting of the Grade II* listed church in glimpsed from the churchyard, pedestrian path and Common. Indeed, the proposed building is considered to sit more comfortably in glimpsed from the churchyard given the increased set back from the boundary, the use of red brickwork (mostly re-used or second-hand) and the provision of cast iron railings to the churchyard boundary. There will be no perceptible change when glimpsed from the Common given the re-used brickwork and traditional design, form and elevational treatment which reflect the existing

building. The appropriate height, massing and scale with the proposed boundary treatment to the churchyard will sustain the settings of all identified heritage assets.

- 6.14. **The National Design Guide (Ministry of Housing and Local Government, January 2021)** sets out ten characteristics for good design and has been used for the development of the design and its assessment in this report. Of particular relevance here are **Context (1)**: understanding the history of the area, the settings of heritage assets and the context of the site (appropriate form, appearance, scale, details and materials) in order that the proposal relates well to its surroundings; **Identity (2)**: reinforcing a coherent and distinctive identity (appropriate scale, height, materials and consideration of views) that relates well to the history and context of the site; and **Built Form (3)**: designing an appropriate building type, form and scale to create coherent form of development which relates well the site and its context (ref. Appendix 3 for details). The proposed replacement building is considered to respond positively to its enclosed location within the Conservation Area. The appropriate height, scale, mass, materiality and articulation of the elevations with traditional detailing will provide contextual architectural and visual interest on the site that will sit comfortably as a glimpsed backdrop to the east of the churchyard within the wider setting of the Grade II* listed church and locally listed rectory.
- 6.15. **The Building in Context Toolkit (2001)** was formulated by English Heritage and CABI/Design Council to stimulate a high standard of design for development taking place in historically sensitive contexts (ref. Appendix 4). It is considered that the proposals have taken full account of the eight principles, particularly in understanding the significance of the subject site and its contribution to the settings of nearby heritage assets and to the character and appearance of the Conservation Area (Principle 1), understanding the history and development of the site and its wider context (Principle 2), ensuring the character and identity of the proposed building will be appropriate to its context (Principle 3), designing a building which will sit happily in the pattern of existing development (Principle 4), respecting views within the Conservation Area (from the churchyard and Common in particular) (Principle 5), adopting an appropriate height and scale in relation to the context by reflecting the existing height and form of the building (Principle 6), and using high-quality traditional materials, including many reclaimed from the existing building and second-hand bricks and tiles to match (Principle 7).
- 6.16. **Overall the proposals are considered to have a minimal and neutral impact on the character and appearance of the Monken Hadley Conservation Area and on the settings of nearby heritage assets, particularly the Grade II* listed St Mary's Church.** The existing locally listed building is unsafe and has been assessed as beyond reasonable economic repair. Any perceived harm from the loss of a non-designated heritage asset (of comparatively low heritage significance) is considered to be substantially outweighed by the public benefits offered by the scheme, principally in the re-establishment of a high-quality, contextually designed and fully accessible community facility on the site which will be used by both the church and wider community. The proposed replacement building has been designed in a traditional Georgian idiom, reflecting the proportions and form of the existing building and re-using as many of the historic materials as possible to sustain the character and appearance of the Conservation Area. The high-quality and architecturally literate elevational treatment and detailing will sustain the architectural and visual interest of the site and its contribution to the character and appearance of the Conservation Area. The building will sit comfortably as a backdrop on the eastern edge of the churchyard behind the proposed cast iron railings, causing minimal if any perceptible change from an experience of the character and appearance of the Conservation Area and the setting of the listed church.

7.0. POLICY COMPLIANCE AND JUSTIFICATION STATEMENT

7.1. Barnet Local Plan, Development Management Policies (2012)

7.1.1. Policy DM01 deals with protecting Barnet's character and amenity:

- a. *All development should represent high quality design which demonstrates high levels of environmental awareness and contributes to climate change mitigation and adaptation.*
- b. *Development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.*

This Heritage Statement has assessed in detail the local context in terms of the character and appearance of the Conservation Area and the settings of heritage assets. The proposals have been designed and assessed in this Heritage Statement using the *National Design Guide* and the *Building in Context Toolkit*, which are intended to guide the design process so that new development sits comfortably within the character of the local area and within the settings of heritage assets.

The proposed replacement building has been designed in a traditional idiom which re-interprets the language and detailing of the existing locally listed building. This is considered to be appropriate in this case given the sensitive location adjacent to the churchyard and nearby Grade II* listed Church of St Mary, as well as taking into account the positive contribution made by 18th and early 19th century architecture within the village core sub-area of the Conservation Area. The hipped roof form, ridge height and eaves height will match that of the existing building, to sustain the existing bulk, scale and mass, although chimneystacks have been reinstated to add interest to the roofscape. The proportionality of the elevational treatment of the front east elevation (storey heights and window openings) reflects that of the existing building, offering an architecturally literate re-interpretation comprising a symmetrical main block of 5 bays with a central entrance. Detailing such as the storey band and gauged arches to the openings will be retained, whilst the use of timber sash windows, 6-panelled timber doors and cast iron downpipes all present a high-quality traditional idiom that is considered to sustain the character and appearance of the Conservation Area and the setting of the listed church. Every effort will be made to re-use as much brickwork and clay tiles from the existing building as possible; these will be concentrated on the east and west elevations in order to sustain the contribution made by the site to the character and appearance of the Conservation Area and settings of nearby heritage assets. Any new brickwork will be used on the north and south elements, which will reinforce their appearance as subordinate additions to the main classical symmetrical block.

The proposed replacement building provides high-quality architecture which will sustain the architectural and visual interest of the site and its positive contribution to the character and quality of the local context and therefore complies with Policy DM01, and therefore also with Policy CS5 of the Barnet Core Strategy which seeks to ensure that development in Barnet respects local context and distinctive local character, creating buildings and places of high quality design.

7.1.2. **Policy DM06** deals with heritage and conservation:

- a. *All heritage assets will be protected in line with their significance. All development will have regard to the local historic context.*
- b. *Development proposals must preserve or enhance the character and appearance of 16 Conservation Areas in Barnet.*
- c. *Proposals involving or affecting Barnet's heritage assets set out in Table 7.2 should demonstrate the following:*
 - *the significance of the heritage asset*
 - *the impact of the proposal on the significance of the heritage asset*
 - *the impact of the proposal on the setting of the heritage asset*
 - *how the significance and/or setting of a heritage asset can be better revealed*
 - *the opportunities to mitigate or adapt to climate change*
 - *how the benefits outweigh any harm caused to the heritage asset.*
- d. *There will be a presumption in favour of retaining all 1,600 Locally Listed Buildings in Barnet and any buildings which makes a positive contribution to the character or appearance of the 16 Conservation Areas.*

This Heritage Statement has set out in detail the significance of the locally listed subject site, which is considered to be limited by the extensive alterations made throughout its lifetime and now somewhat unexceptional form and appearance. It is considered to make a limited positive contribution to the character and appearance of the Monken Hadley Conservation Area by nature of its materiality, age and form, and the verdancy of the site which broadly reflect the character and appearance of Sub-Area 5 (the village core), although its contribution is limited by the substantial early 20th century and later alterations which have obscured its previous uses, and the enclosure of the site by dense planting which largely screens the building from the public realm.

Any local heritage interest the building possesses is unable to be appreciated and understood given the closure due to its unsafe condition. As set out in the structural report, the building is considered to be unsafe and is considered to be beyond reasonable economic repair. Any harm caused by the demolition of the existing locally listed building is considered highly likely to be substantially outweighed by the public benefits of providing a replacement building of high-quality contextual design that is fully accessible to all users. Aside from the church uses, the number of users that will benefit from Church House is extensive across the local community – not currently possible given the condition and facilities of the existing building.

There is considered overall to be a minimal and neutral impact on the character and appearance of the Conservation Area and on the settings of nearby heritage assets, particularly the Grade II* listed Church of St Mary the Virgin. The existing building can only be glimpsed from within the churchyard looking away from the church given the density of planting and gravestones, and where glimpsed from the church path is not particularly sympathetic, making an overall neutral contribution to its setting. With the increased set back of the proposed building by 1 metre and the use of exposed re-used historic/second-hand brickwork rather than white-painted render, the proposed cast iron railings and proposed mixed shrub planting to the south, the proposals will provide additional softening of the building in glimpsed views from the churchyard and will enable the replacement building to sit more comfortably as a backdrop with no detrimental visual impact. There will be no perceptible change when glimpsed through the trees from the Common given the re-used brickwork and traditional design, form and elevational treatment which reflect the existing building. The appropriate height, massing and scale with the proposed boundary treatment to the churchyard will sustain the settings of all identified heritage assets and the character and appearance of the Conservation Area. Furthermore, the traditional idiom design

which re-interprets the language and detailing of the existing locally listed building is considered to reflect the built form which characterises this part of the Conservation Area and will sustain the architectural and visual interest of the subject site. The verdancy of the subject site which contributes positively to the character and appearance of the Conservation Area will be sustained and enhanced.

Overall, the proposals are considered to comply with Policy DM06, and therefore also with **Policy CS5** of the Barnet Core Strategy which provides for the protection and enhancement of Barnet's heritage.

7.2. London Plan (2021)

7.2.1. The London Plan 2021 is the Spatial Development Strategy for Greater London. It sets out a framework for how London will develop over the next 20-25 years and the Mayor's vision for Good Growth.

7.2.2. **Policy D3** deals with design and local character. The form and character of London's buildings and spaces must be appropriate for their location, fit for purpose, respond to changing needs of Londoners, be inclusive, and make the best use the city's finite supply of land. Developments that show a clear understanding of, and relationship with, the distinctive features of a place are more likely to be successful (3.3.7).

D Development proposals should:

Form and layout

1) *enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions*

Quality and character

11) *respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character*

The proposed replacement building has been designed to the highest standard in order to integrate fully into the surrounding built environment by adopting a high-quality traditional idiom design which reflects the local context and offers an architecturally literate re-interpretation of the Georgian language and detailing of the existing building. The proposed building will provide high-quality architecture which will provide a fully accessible community building, sustain interest to the character of the built environment in this part of the borough, sustain the settings of identified nearby designated and non-designated heritage assets, respond positively to existing buildings and the wider context, respect the historic pattern of development within the historic core, and will contribute positively to the character and distinctiveness of the local area. **The proposal therefore complies with Policy D3.**

7.2.4. **Policy HC1** deals with heritage, conservation and growth.

C Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

The proposals have been based on a detailed understanding of the heritage significance of the subject site, the history and development of the local area, and the character and appearance of the Conservation Area. The proposals recognise the heritage and setting values of Church House and the limited positive contribution the building makes to the character and appearance of the Conservation Area. As set out in the structural report, the building is considered to be unsafe and is considered to be beyond reasonable economic repair. Any harm to the character and appearance of the Conservation Area caused by the loss of the existing locally listed building is considered highly likely to be substantially outweighed by the public benefits of providing a replacement building of high-quality contextual design. Aside from the church uses, the number of users that will benefit from Church House is extensive across the local community – not currently possible given the condition and facilities of the existing building. The proposed replacement building is of a high-quality and architecturally literate traditional design which will complement the architectural language of this part of the Conservation Area and will be comfortable within the local context whilst having minimal visual impact within the settings of nearby heritage assets. The proposed scale, materials (many of which will be re-used) and architectural detailing will sustain the character and appearance of the Conservation Area and the settings of other nearby heritage assets. **The proposals therefore comply with Policy HC1 of the London Plan.**

7.3. The National Planning Policy Framework (December 2023)

- 7.3.1. The National Planning Policy Framework (NPPF) was updated in December 2023 and provides a full statement of the Government’s planning policies.
- 7.3.2. The NPPF contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage. The government’s definition of sustainable development is one that incorporates all the relevant policies of the Framework, including the protection and enhancement of the historic environment.
- 7.3.3. Relevant NPPF Policies are found in Section 12 “Achieving Well-Designed Places” and Section 16 “Conserving and Enhancing the Historic Environment”.
- 7.3.4. Paragraph 131 states that “*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*”. Section 12 goes on to outline the core expectations for good design and the importance of engagement between stakeholders relating to design:

Paragraph 135. Planning policies and decisions should ensure that developments:

- *a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

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Paragraph 139. Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

- a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or
- b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The tenets of these paragraphs support the importance of good design in relation to conserving and enhancing the historic environment in Section 16:

Paragraph 203. In determining applications, local planning authorities should take account of:

- c) the desirability of new development making a positive contribution to local character and distinctiveness.

This Heritage Statement has assessed in detail how the design of the proposals has successfully addressed the character and appearance of the Monken Hadley Conservation Area and the significance and settings of nearby heritage assets. The proposals are considered to reflect local design policies (above 7.1.1) and have been designed and assessed in this Heritage Statement using not only the *National Design Guide*, but also the *Building in Context Toolkit*, which are intended to guide the design process so that new development sits comfortably within the character of the local area.

As set out above, the proposed replacement building has been designed in a traditional idiom which re-interprets the language and detailing of the existing locally listed building. The hipped roof form, ridge height and eaves height will match that of the existing building, to sustain the existing bulk, scale and mass, although chimneystacks have been reinstated to add interest to the roofscape. The proportionality of the elevational treatment of the front east elevation (storey heights and window openings) reflects that of the existing building, offering an architecturally literate re-interpretation comprising a symmetrical main block of 5 bays with a central entrance. Detailing such as the storey band and gauged arches to the openings will be retained, whilst the use of timber sash windows, 6-panelled timber doors and cast iron downpipes all present a high-quality traditional idiom that is considered to sustain the character and appearance of the Conservation Area and the setting of the listed church. The proposed replacement building will provide a fully accessible community building, the design of which is considered to have taken full account of the local character and distinctiveness, is sympathetic to the local character and history, and is of a high-quality contextual design which will sustain and reinforce the sense of place and character of the area. **Therefore, the proposals comply with Section 12 of the NPPF 'Achieving Well-Designed Places'.**

- 7.3.5. Section 16 deals with Conserving and Enhancing the Historic Environment. Paragraph 195 states that heritage assets “*irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*”.

Paragraph 206. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

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- *b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

Paragraph 208. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

It is considered that the proposals would not cause “substantial harm” (nor indeed “less than substantial harm” to the character and appearance of the Monken Hadley Conservation Area, or to the settings of the identified nearby statutorily listed buildings – in particular the Grade II* listed Church of St Mary the Virgin. With the increased set back of the proposed building by 1 metre and the use of exposed re-used historic/second-hand brickwork rather than white-painted render, the proposed cast iron railings and proposed mixed shrub planting to the south, the proposals will provide additional softening of the building in glimpsed views from the churchyard and will enable the replacement building to sit more comfortably as a backdrop to the setting of the church. There will be no perceptible change when glimpsed through the trees from the Common given the re-used brickwork and traditional design, form and elevational treatment which reflect the existing building. The appropriate height, massing and scale with the proposed boundary treatment to the churchyard will sustain the settings of all identified heritage assets and the character and appearance of the Conservation Area. Furthermore, the traditional idiom design which re-interprets the language and detailing of the existing locally listed building is considered to reflect the built form which characterises this part of the Conservation Area and will sustain the architectural and visual interest of the subject site. There is therefore considered to be an overall neutral impact on the significance of all designated heritage assets affected by the proposed development.

Paragraph 209. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The significance of the locally listed building subject site and its contribution to the settings of other nearby locally listed buildings have been assessed in detail in this Heritage Statement. The locally listed Church House is considered to possess low architectural and artistic interest, and low to medium historic interest. The heritage values of the building have been severely compromised by the substantial and invasive alterations made throughout its lifetime, which have removed all evidence of any 18th and 19th century uses as a stable or residential dwelling. The compromised heritage significance has been acknowledged by Historic England in the listing assessment made in 2019. Any local heritage interest the building possesses is unable to be appreciated and understood given the closure due to its unsafe condition. As set out in the structural report, the building is considered to be unsafe and is considered to be beyond reasonable economic repair. Any harm as a result of its demolition and replacement is considered highly likely to be substantially outweighed by the public benefits of providing a replacement building of high-quality contextual design that is fully accessible. Aside from the church uses, the number of users that will benefit from Church House is extensive across the local community – not currently possible given the condition and facilities of the existing building.

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Paragraph 211. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

The justification for the loss of the existing locally listed building has been set out above under Paragraph 209. It may well be, however, that given the proposed demolition of the building, the Local Planning Authority will condition a recording exercise of the building prior to its demolition according to Historic England standards. Such a record would be lodged with the appropriate archive in Barnet and the Barnet Museum.

7.4. National Planning Guidance (PPG)

7.4.1. Revised in July 2019, the PPG is an online guidance resource which is updated continuously.

7.4.2. Paragraph: 002 Reference ID: 18a-002-20190723 - What is meant by the conservation and enhancement of the historic environment?

- *The conservation of heritage assets in a manner appropriate to their significance is a core planning principle...Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets...In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time.*

The proposals recognise that the conservation of heritage assets must be in a manner appropriate to its determined significance and that heritage assets are an irreplaceable resource. Equally important is the definition of 'conservation' as the 'active process of maintenance and managing change'. This is implicit in the provision of a high quality contextual replacement building within a Conservation Area and within the settings of a number of heritage assets which will sustain their significance, character and appearance.

7.4.3. Paragraph: 008 Reference ID: 18a-008-20190723 - How can proposals avoid or minimise harm to the significance of a heritage asset?

- *Understanding the significance of a heritage asset and its setting from an early stage in the design process can help to inform the development of proposals which avoid or minimise harm. Analysis of relevant information can generate a clear understanding of the affected asset, the heritage interests represented in it, and their relative importance.*

A detailed significance assessment has been undertaken as part of this application and its findings incorporated into the scheme. Visual inspection of Church House and its context informed constraints and opportunities and there was a conscious effort to minimize the impact of the proposed works on the character and appearance of the Conservation Area and the settings of any nearby heritage assets, particularly the Grade II* listed church.

8.0. CONCLUSION

- 8.1. The proposals have been designed to minimise or avoid any harm to the character and appearance of the Monken Hadley Conservation Area and to the settings of any other nearby heritage assets, in particular the Grade II* listed Church of St Mary the Virgin. The locally listed Church House is considered to possess low architectural and artistic interest, and low to medium historic interest. The heritage values of the building have been severely compromised by the substantial and invasive alterations made throughout its lifetime, which have removed all evidence of any 18th and 19th century uses as a stable or residential dwelling. Church House is considered to make a limited positive contribution to the character and appearance of the Monken Hadley Conservation Area.
- 8.2. Whilst the proposed demolition of the existing building will result in the loss of a locally listed building (thereby having a **substantial and negative impact on the locally listed Church House**), as well as cause some “less than substantial” harm to the character and appearance of the Conservation Area, structural engineers have concluded that the building is considered to be beyond reasonable economic repair and it has been closed since September 2023. Any perceived harm from the loss of the non-designated heritage asset is considered to be outweighed by the substantial public benefits offered by the scheme, principally in the re-establishment of a high-quality, contextually designed and fully accessible community facility on the site which will be used by both the church and wider community.
- 8.3. This Heritage Statement has been written in accordance with the latest Historic England Guidance, particularly relating to the structure and content of assessments of heritage significance (October 2019). The impact assessment evaluated the proposals according to the ten characteristics of the Government’s National Design Guide (January 2021), in particular Characteristics 1 (context), 2 (identity), 3 (built form) and 5 (nature). The proposed scheme has also been assessed against the eight principles of the *Building in Context Toolkit*. The proposed replacement building has been designed in a traditional Georgian idiom, reflecting the proportions and form of the existing building and re-using as many of the historic materials as possible to sustain the character and appearance of the Conservation Area. The high-quality and architecturally literate elevational treatment and detailing will sustain the architectural and visual interest of the site and its contribution to the character and appearance of the Conservation Area. The building will sit comfortably as a backdrop on the eastern edge of the churchyard in limited views from the Grade II* listed church; the proposed materiality (re-used and second hand brickwork and tiles) and set back from the boundary of 1 metre, the provision of cast iron railings and shrub-planting to the south will enable the building to blend comfortably and discreetly. There is therefore considered to be a **minimal and neutral impact on the character and appearance of the Monken Hadley Conservation Area, and on the significance of the Grade II* listed Church of St Mary**
- 8.4. The applicant has recognised the importance of performing investigations and analysis necessary for the assessment of the effects of the proposed works on the special interest of the identified heritage assets. This approach has been beneficial with regard to the process of acknowledging the best practice guidance as outlined in the NPPF and in local policies. It is considered that the information provided in this Heritage Statement is proportionate to the significance of the subject site. It sets out an appropriate level of detail sufficient to understand the potential heritage implications of the proposals in accordance with the proportionate approach advocated by Paragraph 200 of the NPPF.

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- 8.5. The proposal is considered to sustain an appreciation and understanding of the character and appearance of the Conservation Area and settings of nearby statutorily and locally listed buildings by sustaining those elements that have been identified as contributing positively to their special interest. It is therefore concluded that the proposed works satisfy the relevant clauses of the NPPF. These are consistent with the spirit of local, regional and national planning policies and conservation principles.

APPENDIX 1: HISTORIC ENGLAND LISTING REPORT (AUGUST 2019)

Historic England

Advice Report

07 August 2019

Case Name: Church House, Monken Hadley**Case Number: 1464706****Background**

Historic England has been asked to consider Church House, Camlet Way, Monken Hadley, LB Barnet for listing. Planning permission was granted on 27 June 2019 for a scheme to renovate the building to include the demolition of the two end extensions and insertion of a first floor (19/1703/FUL).

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	List Entry Number	Name	Heritage Category	HE Recommendation
1	1465211	Church House, Monken Hadley	Listing	Do not add to List

Visits

Date	Visit Type
10 June 2019	Full inspection

Context

The building is located on the eastern edge of the churchyard of the Grade II* listed Church of St Mary the Virgin (National Heritage List for England 1078819). To the west of Church House are the Grade II listed Beacon House and Grove Cottage (NHLE 1188832) and The Grove (NHLE 1359039). Church House is within the Monken Hadley Conservation Area but is not locally listed. It is also within the boundary of the Register of Historic Battlefields entry for the Battle of Barnet (1471).

Assessment**CONSULTATION**

The applicant, PCC and their representatives, local planning authority and the Greater London Historic Environment Record were all consulted.

No substantive comments were received.

DISCUSSION

All buildings are assessed for listing against the criteria of special architectural or historic interest, as set out in the DCMS Principles of Selection for Listed Buildings (November 2018). Generally, most buildings dating from before 1700 that retain a significant proportion of their original fabric are likely to be regarded as of special interest. Those dating from 1700 to 1850 which contain a significant proportion of original fabric are also likely to be regarded as of special interest but greater selectivity is needed. Between 1850 and 1945, because of the greatly increased number of buildings erected and the much larger numbers that have survived, progressively greater selection is necessary.

Additional guidance is provided by the Historic England Listing Selection Guide for Vernacular Houses (December 2017). This states that considerations for listing will include regional and local characteristics; rates of survival; alteration; proportion of survival; plan form, room use and circulation; and fixtures, fittings and decoration. Stables are briefly covered in the Selection Guide for Agricultural Buildings (December 2017) which notes that they are normally two-storey buildings with a hay loft above and a central door between two windows along one side. Those attached to wealthy households could attain high levels of design and finish.

Church House, Monken Hadley, is an interesting building with C18 origins and a history of adaptation. It is believed to have been built as a stable block for the Grade II-listed Beacon House in the late C18 and according to local tradition converted, not long after, to a dwelling to accommodate priests exiled following the French Revolution. This, however, must be open to some doubt since the rector to whom this work is attributed died three years before the outbreak of the revolution and its origin as a stable block is uncertain. Regardless of its original function, the building was seemingly converted for domestic use, probably in the early C19 and was then converted again to its current use as a church hall in 1912.

The physical evidence for its origin as a stable is the presence of the timber bressummer across most of the central bay of the east elevation (assumed to originally frame a cart entrance) and the insertion of a pair of sash windows and surrounding brickwork (along with the lack of fenestration on the western elevation). However, the brick pier which separates these windows matches the original brickwork suggesting that rather than a single cart shed opening there were two openings separated by the pier. The remainder of the sash window openings on the east elevation appear to be original suggesting an original function for the building other than as a stable block, but it is possible that the openings were added later to enable domestic use. An historic photograph shows that a central stack was present until removed during the building's conversion to a church hall, along with the truncation of the two end stacks. This conversion had a major impact on the building with the removal of the first floor except at the northern end, removal of all internal partitions and stairs, insertion of an internal timber frame (presumably to attempt to remedy structural failings illustrated by the presence of a number of tie rod plates and apparent in the current bowed western wall), and replacement of the original roof and addition of a dormer on the western slope. The late-C19 northern outshut was also altered and the southern outshut later truncated.

The building as it survives today, therefore, consists of a late-C18 brick envelope which has itself been altered, probably in the early C19 and again subsequently, with an early-C20 roof and interior. The interior offers little indication of its original function or later domestic use and retains no original fittings. The internal timber frame has been unsympathetically installed since it cuts across window openings but its detailing does give the hall space a distinctive character. Overall, the building, although essentially retaining its external C18 character and of some interest for its enigmatic adaptive history, lacks sufficient original fabric to meet the criteria for listing. In addition the early C20 conversion to a church hall included a somewhat crude intervention to the interior and removed virtually all evidence of the late-C18/early-C19 domestic interior. For these reasons the building lacks special interest in a national context. It is acknowledged that Church House has a close historical relationship to the Grade II* listed Church of St Mary the Virgin and, possibly, the Grade II listed Beacon House, but this does not compensate for the lack of special interest.

CONCLUSION

After examining all the available records and other relevant information and having carefully considered the architectural and historic interest of this case, the criteria for listing are not fulfilled.

REASONS FOR DESIGNATION DECISION

Church House, Monken Hadley, LB Barnet, an C18 building, possibly originally built as a stable block, later converted to domestic use and again in the early C20 to a church hall, is not recommended for listing for the following principal reasons:

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Degree of architectural interest:

* although of some interest as a late-C18 building, possibly originating as a stable block to the nearby Grade II-listed Beacon House, as a result of its subsequent conversion shortly after to domestic use and then latterly as a church hall, the building lacks sufficient surviving C18 fabric to merit special interest in a national context;

* it has lost all trace of its original plan form and interior and the conversion to a church hall involved rather crude interventions in the fabric.

Degree of historical interest:

* the local tradition that the building was converted to domestic use to house refugee priests from the French Revolution is currently unsubstantiated.

Countersigning comments:

Agreed. The building has had an interesting evolution but this is not well evidenced in its fabric, which reveals little of its historic uses. Its early fabric does not survive sufficiently well and its later fabric is not of sufficient interest to merit listing. PM 29 July 2019

Second Countersigning comments:

Agreed. It is acknowledged that Church House has C18 origins but the alterations of the C19 and C20 have caused the loss of historic fabric and form and the building no longer retains a significant proportion of its original fabric. It does not meet the criteria for statutory listing. SG 7/8/19

APPENDIX 2: NATIONAL GUIDANCE (*THE SETTING OF HERITAGE ASSETS*, DECEMBER 2017)

This note gives assistance concerning the assessment of the setting of heritage assets. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to the complexity of the case, from straightforward to complex:

Step 1: Identify which heritage assets and their settings are affected.

The setting of a heritage asset is 'the surroundings in which a heritage asset is experienced'. Where that experience is capable of being affected by a proposed development (in any way) then the proposed development can be said to affect the setting of that asset. The starting point of the analysis is to identify those heritage assets likely to be affected by the development proposal.

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance. We recommend that this assessment should first address the key attributes of the heritage asset itself and then consider:

- the physical surroundings of the asset, including its relationship with other heritage assets
- the asset's intangible associations with its surroundings, and patterns of use
- the contribution made by noises, smells, etc to significance, and
- the way views allow the significance of the asset to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

The wide range of circumstances in which setting may be affected and the range of heritage assets that may be involved precludes a single approach for assessing effects. Different approaches will be required for different circumstances. In general, however, the assessment should address the attributes of the proposed development in terms of its:

- location and siting
- form and appearance
- wider effects
- permanence

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

Enhancement may be achieved by actions including:

- removing or re-modelling an intrusive building or feature
- replacement of a detrimental feature by a new and more harmonious one
- restoring or revealing a lost historic feature or view
- introducing a wholly new feature that adds to the public appreciation of the asset
- introducing new views (including glimpses or better framed views) that add to the public experience of the asset, or
- improving public access to, or interpretation of, the asset including its setting

Options for reducing the harm arising from development may include the repositioning of a development or its elements, changes to its design, the creation of effective long-term visual or acoustic screening, or management measures secured by planning conditions or legal agreements. For some developments affecting setting, the design of a development may not be capable of sufficient adjustment to avoid or significantly reduce the harm, for example where impacts are caused by fundamental issues such as the proximity, location, scale, prominence or noisiness of a development. In other cases, good design may reduce or remove the harm, or provide enhancement. Here the design quality may be an important consideration in determining the balance of harm and benefit.

Step 5: Make and document the decision and monitor outcomes.

It is good practice to document each stage of the decision-making process in a non-technical and proportionate way, accessible to non-specialists. This should set out clearly how the setting of each heritage asset affected contributes to its significance or to the appreciation of its significance, as well as what the anticipated effect of the development will be, including of any mitigation proposals.

Assessment Step 2 Checklist

The starting point for this stage of the assessment is to consider the significance of the heritage asset itself and then establish the contribution made by its setting. The following is a (non-exhaustive) check-list of potential attributes of a setting that may help to elucidate its contribution to significance. It may be the case that only a limited selection of the attributes listed is likely to be particularly important in terms of any single asset.

The asset's physical surroundings

- Topography
- Aspect
- Other heritage assets (including buildings, structures, landscapes, areas or archaeological remains)
- Definition, scale and 'grain' of surrounding streetscape, landscape and spaces
- Formal design eg hierarchy, layout
- Orientation and aspect
- Historic materials and surfaces
- Green space, trees and vegetation
- Openness, enclosure and boundaries
- Functional relationships and communications
- History and degree of change over time

Experience of the asset

- Surrounding landscape or townscape character
- Views from, towards, through, across and including the asset
- Intentional intervisibility with other historic and natural features
- Visual dominance, prominence or role as focal point
- Noise, vibration and other nuisances
- Tranquillity, remoteness, 'wildness'
- Busyness, bustle, movement and activity
- Scents and smells
- Diurnal changes
- Sense of enclosure, seclusion, intimacy or privacy
- Land use
- Accessibility, permeability and patterns of movement
- Degree of interpretation or promotion to the public
- Rarity of comparable survivals of setting
- Cultural associations
- Celebrated artistic representations
- Traditions

Assessment Step 3 Checklist

The following is a (non-exhaustive) check-list of the potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset. It may be that only a limited selection of these is likely to be particularly important in terms of any particular development.

Location and siting of development

- Proximity to asset
- Position in relation to relevant topography and watercourses
- Position in relation to key views to, from and across
- Orientation
- Degree to which location will physically or visually isolate asset

Form and appearance of development

- Prominence, dominance, or conspicuousness
- Competition with or distraction from the asset
- Dimensions, scale and massing
- Proportions
- Visual permeability (extent to which it can be seen through), reflectivity
- Materials (texture, colour, reflectiveness, etc)
- Architectural and landscape style and/or design
- Introduction of movement or activity
- Diurnal or seasonal change

Wider effects of the development

- Change to built surroundings and spaces
- Change to skyline, silhouette
- Noise, odour, vibration, dust, etc
- Lighting effects and 'light spill'
- Change to general character (eg urbanising or industrialising)
- Changes to public access, use or amenity
- Changes to land use, land cover, tree cover
- Changes to communications/accessibility/permeability, including traffic, road junctions and car-parking, etc
- Changes to ownership arrangements (fragmentation/permitted development/etc)
- Economic viability

Permanence of the development

- Anticipated lifetime/temporariness
- Recurrence
- Reversibility

APPENDIX 3: NATIONAL DESIGN GUIDE CHARACTERISTICS (EXCERPTS)

1. Context is the location of the development and the attributes of its immediate, local and regional surroundings.

C1 Understand and relate well to the site, its local and wider context

Well-designed new development responds positively to the features of the site itself and the surrounding context beyond the site boundary. It enhances positive qualities and improves negative ones. Some features are physical, including:

- the existing built development, including layout, form, scale, appearance, details, and materials;
- local heritage – see below – and local character;
- landform, topography, geography and ground conditions;
- landscape character, drainage and flood risk, biodiversity and ecology;
- access, movement and accessibility;
- environment – including landscape and visual impact, microclimate, flood risk, noise, air and water quality;
- views inwards and outwards;
- the pattern of uses and activities, including community facilities and local services; and
- how it functions.

Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation, including:

- the landscape character and how places or developments sit within the landscape, to influence the siting of new development and how natural features are retained or incorporated into it;
- patterns of built form, including local precedents for routes and spaces and the built form around them, to inform the layout, form and scale;
- the architecture prevalent in the area, including the local vernacular and other precedents that contribute to local character, to inform the form, scale, appearance, details and materials of new development.

C2 Value heritage, local history and culture

When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.

Well-designed places and buildings are influenced positively by:

- the history and heritage of the site, its surroundings and the wider area, including cultural influences;
- the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;
- the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details

2. The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses.

I1 Respond to existing local character and identity

Well-designed new development is influenced by:

- an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents;
- the characteristics of the existing built form;
- the elements of a place or local places that make it distinctive; and
- other features of the context that are particular to the area – see Context .

This includes considering:

- the composition of street scenes, individual buildings and their elements;
- the height, scale, massing and relationships between buildings;
- views, vistas and landmarks;
- the scale and proportions of buildings;
- façade design, such as the degree of symmetry, variety, the pattern and proportions of windows and doors, and their details;
- the scale and proportions of streets and spaces;
- hard landscape and street furniture;
- soft landscape, landscape setting and backdrop;
- nature and wildlife, including water;
- light, shade, sunshine and shadows; and
- colours, textures, shapes and patterns.

I2 Well-designed, high quality and attractive

Well-designed places contribute to local distinctiveness. This may include:

- adopting typical building forms, features, materials and details of an area;
- drawing upon the architectural precedents that are prevalent in the local area, including the proportions of buildings and their openings;
- using local building, landscape or topographical features, materials or planting types;
- introducing built form and appearance that adds new character and difference to places;
- creating a positive and coherent identity that residents and local communities can identify with.

I3 Create character and identity

Design decisions at all levels and scales shape the character of a new place or building. Character starts to be determined by the siting of development in the wider landscape, then by the layout – the pattern of streets, landscape and spaces, the movement network and the arrangement of development blocks. It continues to be created by the form, scale, design, materials and details of buildings and landscape. In this way, it creates a coherent identity that everyone can identify with, including all residents and local communities.

3. Built Form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics.

B1 Compact form of development

Compact forms of development bring people together to support local public transport, facilities and local services. They make destinations easily accessible by walking or cycling wherever this is practical. This helps to reduce dependency upon the private car.

Well-designed new development makes efficient use of land with an amount and mix of development and open space that optimises density. It also relates well to and enhances the existing character and context.

Built form is determined by good urban design principles that combine layout, form and scale in a way that responds positively to the context. The appropriate density will result from the context, accessibility, the proposed building types, form and character of the development.

B2 Appropriate building types and forms

Well-designed places also use the right mix of building types, forms and scale of buildings and public spaces to create a coherent form of development that people enjoy. They also adopt strategies for parking and amenity that support the overall quality of the place.

The built form of well-designed places relates well to:

- the site, its context and the opportunities they present;
- the proposed identity and character for the development in the wider place;
- the lifestyles of occupants and other users; and
- resource efficiency, climate change mitigation and adaptation.

Built form defines a pattern of streets and development blocks. Streets are places for people as well as for movement. Street types will depend on:

- their width, relating to their use;
- the height of buildings around them, the relationship with street width, and the sense of enclosure that results;
- how built up they are along their length, and the structure of blocks and routes that this creates;
- the relationship between building fronts and backs, with successful streets characterised by buildings facing the street to provide interest, overlooking and active frontages at ground level; and
- establishing an appropriate relationship with the pattern, sizes and proportions of existing streets in the local area.

APPENDIX 4: THE BUILDING IN CONTEXT TOOLKIT

The Building in Context Toolkit grew out of the publication **Building in Context**[™] published by English Heritage and CABE in 2001. The purpose of that publication was to stimulate a high standard of design for development taking place in historically sensitive contexts. The founding and enduring principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal to fully understand context.

The eight Building in Context principles are:

Principle 1

A successful project will start with an assessment of the value of retaining what is there.

Principle 2

A successful project will relate to the geography and history of the place and lie of the land.

Principle 3

A successful project will be informed by its own significance so that its character and identity will be appropriate to its use and context.

Principle 4

A successful project will sit happily in the pattern of existing development and the routes through and around it.

Principle 5

A successful project will respect important views.

Principle 6

A successful project will respect the scale of neighbouring buildings.

Principle 7

A successful project will use materials and building methods which are as high quality as those used in existing buildings.

Principle 8

A successful project will create new views and juxtapositions which add to the variety and texture of the setting.