

Planning and Environment report

Robin Bishop writes:

Headline cases

The proposed Premier Inn has continued to be the most controversial planning case, closely followed by Transport for London's proposal to alter and extend the 384 bus route. Both are covered in separate articles on Pages 1-3.

Major housing developments

Other major applications under consideration as I write are for:

- 68 flats on the Brake Shear House site – We're neutral about it.
- 63 flats in the former office block at N°1 Station Road, by New Barnet Station – We're neutral. Next door to it, Kingmaker House is to be converted into 94 flats. No change to its exterior was proposed, so planning approval was not required.
- 57 homes on the former Meadow Works site, Prickler's Hill – We've objected.
- A 100-place care home on the Marie Foster Home site, Wood Street – We support this.

To put these developments in perspective, Hertsmere Council is currently consulting on the possibility of building up to 2,620 new homes between the M25 and Potters Bar, west and east of Baker Street and Barnet Road. This would be a huge loss of Green Belt.

Ones to watch

High Street pedestrian improvements – Four months after consultation closed last June, we were told that the scheme had received approval from both public and Councillors, and that work would begin in January 2019. But we now hear



1 Station Road prior to its conversion



What 1 Station Road will look like on completion of its conversion.

Visualisation by Pinnacle Architecture

that there was an objection, necessitating a public enquiry.

Whalebones estate – a promised update by the developer for autumn has not materialised.

Other casework highlights:

Approved

85 High Street (fka Lloyds Bank) – We objected unsuccessfully to the proposed glass door and signage.

Withdrawn

2 Bruce Road – A proposal to convert the building adjoining Dory's café into a house in multiple occupation (HMO), i.e. minimal bedsits for students or low-income singles.

Refused

Three other proposed HMOs in Stapylton Road, Plantaganet Road and Quinta Drive.

Awaiting a decision

127 Barnet Road (fka Cottage Garden Centre) – Following a series of unauthorised works on this Green Belt site and adjoining garage, an application has been made to replace a greenhouse with what looks suspiciously like a warehouse. It would be twice the volume of the greenhouse, and we strongly objected.

141-143 High Street – We objected to the latest proposal for four stories of offices and flats.

Moxon & Tapster Street (former Royal British Legion) – The developer is back with a fifth planning application, this time for six apartments on three stories.

When I Grow Up, 204 High Street – We supported this imaginative proposal for a family hub for 'pre-schoolers and their grown-ups' in former estate agency premises.

Gone to appeal

1 Sunset View – A small proposal for the

rear of this house in the Monken Hadley Conservation Area has been approved, despite our objections. More seriously, the owner appealed to the Planning Inspectorate over the rejection last June of a much larger side extension. If the appeal is upheld, it will undermine the basic principle of a Conservation Area. We submitted further arguments against the proposal.

Fern Room site, Salisbury Road – Boxy flats and a community facilities.

Council news

Local List – Additions to the list of buildings of architectural or historic significance are likely to be unveiled in December.

Consultations – The Council has consulted us on several new initiatives. Two will be closed by the time you read this:

- Should the right to convert offices into dwellings without planning permission continue in High and New Barnet Town Centres, Alston Works and Hadley Manor Trading Estate. Our answer is no: we are in danger of losing the floorspace necessary for a diverse local economy.

- Should new sports and community hubs be built on Barnet & King George V Playing Fields – Only, we argue, if they don't duplicate facilities that could be provided more economically by Ark Pioneer Academy and The Totteridge Academy.

The other two will continue until February 2019:

- Draft Housing Strategy
- Draft Homelessness and Rough Sleeping Strategy.

You can find out more at <https://engage.barnet.gov.uk/>. Please tell me what you think at robin.bishop@gmx.co.uk.