

Planning & Environment – Robin’s update for Committee, 17 March 2022

PLANNING ISSUES

Government

- **Levelling up White Paper** – This contains some important planning statements, including a commitment to further greening of the Green Belt, local communities continuing to have a say on planning applications, and further support for re-using brownfield land. Some changes to planning law can be expected in May. Let’s hope that the radical changes proposed in 2020 will be quietly dropped.

All-Party Parliamentary Group for London’s Planning & Built Environment

- **Retrofit** – I attended a webinar on ways this can address climate change.

High Court

- **Roof extensions** – The Court has ruled that adding storeys to existing buildings under Permitted Development does not exempt them from planning considerations such as loss of neighbours’ amenity or impact on neighbouring premises and the locality.

London Green Belt Council

- **LGBC website** – With most boroughs in and around London finalising their Local Plans – many of which involve loss of Green Belt – I’m working with the LGBC Executive Committee sub-group on a makeover of the LGBC website to attract more members and publicise the issues. Simon Watson has kindly agreed to comment on IT aspects.
- **Barnet Society representation** – I plan to stay on the LGBC Executive Committee until completion of the website and re-launch of the LGBC as a charity. Simons Kaufman &/or Watson are representing the Society at Council meetings.

Mayor of London

- **Housing on station car parks** – Sadiq Khan’s plans for high-density housing developments on station car parks are in disarray following Ministerial refusal of his Cockfosters scheme (see below), and possible refusal of his (architecturally more sensitive) scheme at Arnos Grove.
- **Housing on green space** – Khan is, however, pressing ahead with social housing projects. Some in Barnet risk loss of public green space (see below).

Transport

- **84 bus** – Metrolink are likely to close the service between Barnet & Potters Bar at the end of March despite widespread public opposition. The section between Potters Bar & St Albans will be taken over by Sullivan Buses.
- **Beryl Bikes in Borehamwood** – Will be introduced from May. Why not in Barnet?

Council

- **East Finchley** – The Council is proposing to build social housing on Oak Lane open space, deemed ‘low quality, low value’ in its 2016 Parks & Open Spaces Strategy. Policy ECC04 in its draft Local Plan would allow that, but...
- **Barnet draft Local Plan** – During the public consultation last year, we challenged Policy ECC04 on the grounds that the evaluation methodology behind the Parks & Open Spaces Strategy was fundamentally flawed. The Plan's Examination in Public is expected to begin in May. If the Inspector agrees with us, Barnet will have to rethink its proposals for East Finchley and elsewhere.
- **Chipping Barnet Community Plan** – Gail & the Town Team are finalising proposals for a pop-up workspace/retail unit in the former Foxtons building in the High Street.

RECENT CASEWORK (SELECTION)

Planning appeals

- **1 Sunset View** – After 15 months' wait, the Inspector has dismissed an appeal against Council enforcement orders in respect of unapproved alterations to Locally Listed house in Monken Hadley Conservation Area. The owner has six months to make them good.
- **Land to rear of 14 Hadley Highstone (GB)** – Another win! The Inspector supported the Council's enforcement of removal of derelict artefacts on a Green Belt site.
- **Barnet House, Whetstone** – Guy Braithwaite & I submitted a representation supporting the Council's refusal of 260 homes in and wrapped around the Col. Seifert slab.
- **33 Lyonsdown Road (LL)** – Decision awaited.
- **33 Park Road** – Decision awaited.
- **202 High Street** – Decision awaited.
- **204 High Street** – Decision awaited.

Conservation Areas & Listed Buildings

- **Crown & Anchor, 47 High Street** – The new owner wants to restore the Locally Listed façade, but has provided scant information to convince us how it would be done, so we have objected.
- **118 High Street (fka TSB Bank & Barnet Press)** – We have objected to the lack of detail for conversion of this Grade II building, one of the best in the High Street.
- **159 High Street** – We objected.
- **196 High Street** – We objected to subdivision of this retail unit because of harm to a building on the Local List and shopfront design not conforming to design guidelines.
- **81 advertising banners on lamp-posts, High Street/Barnet Hill** – We objected.
- **Tudor Park pavilion** – Nine months after the Council agreed to spend £200k, site investigations and costings are still awaited. **Simon C to provide update.**

Planning applications approved

- **Rear of 69A, 71 & 73 High Street** – We objected.
- **Former Quinta Club, Mays Lane (GB)** – We supported conversion of this derelict building into a facility for the storage, archiving and dispatching of library books.
- **Hendon Hub** – Replacement of Barnet Central Library and six related applications. Locals. Locals have been granted a Judicial Review on grounds of flawed public consultation.
- **Cockfosters Station** – We objected to Enfield about these four towers. Enfield approved the application by one vote. The Minister for Transport has over-ruled Enfield, refusing it on grounds of unacceptable loss of car parking, thus undermining Sadiq Khan's & TfL's London-wide strategy for station developments (including High Barnet).



Planning applications refused

- **74 Wood Street** – We had no objection to this low-key extension to a Listed building.
- **Victoria Quarter** – We objected to this second attempt by Fairview.
- **Barnet House, 1255 High Street** – We objected.

Planning decisions awaited

- **152 High Street** – Another proposal for extension up to the roofline of neighbouring buildings. We objected because it would appear even taller and was poorly designed.
- **1 Church Passage** – Proposed roof extension above L'Antica Pizzeria.
Q What do you think?



- **The Windmill School, 50 Moxon Street** – A special school for 90 pupils from 5 to 19 with ASD in a former office block. We emailed members about our severe concerns about its suitability and quality. Only 6% of respondents supported the application; 83% agreed that BSoc should object – so we have done.
- **36 Park Road** – Conversion of a Victorian Villa on the Local List into four flats, and building of nine new houses with gardens on vacant land behind it. We were neutral about the former and supported the latter.
- **40 Barnet Lane (former cricket pavilion) (GB)** – We supported this derelict building being used by the Rainbow Centre.
- **Western half of Meadow Works site, Pricklers Hill (8 3-storey houses)** – We supported these new family homes and gardens.
- **Gaelic football pavilion, King George’s playing field (GB)** – A replacement for a previous building.
- **Electricity battery, Partingdale Lane (GB)** – We objected to this abuse of Green Belt.

Further afield

- **Sky Studios backlot, Rowley Lane (GB)** – This land was to be kept open for car parking only as a condition of Sky’s planning approval last year. They have now applied to use it for outdoor filming. It’s an example of mission-creep in the Green Belt, and we have objected to it.