



20th December 2022

Hello again, friends of the Save New Barnet Campaign.

Victoria Quarter - Judicial Review

As we reported in our last newsletter, Fairview have been granted an oral hearing at the High Court. We now know that they have been allocated 30 minutes on Wednesday 18 January 2023 to plead their case that High Court Judge Sir Duncan Ouseley should not have dismissed their application for a hearing. Should they be successful then a Judicial Review would take place at a later date in their attempt to overturn the decision of the Planning Inspector. The result of a Judicial Review would either be that the Planning Inspector's decision from August 2022 stands, or that the whole planning inquiry would have to be held again. A fresh inquiry by another Planning Inspector could still reach the same conclusion as the first, refusing Fairview's 2021 plans for 539 flats on the site.

Victoria Quarter - New Planning Applications

You may be aware that a number of new planning applications have recently been registered by Fairview for parts of the gasworks site fronting onto Victoria Road. At the same time as they are attempting to use legal argument to force through their 2021 plans, they are also submitting revisions to the consented plans for 371 homes that were agreed over 5 years ago, but they have so far failed to build.

The applications are slightly confusing as they are amendments to the consented plans, not the refused schemes from 2020 (652 flats) or 2021 (539 flats). For information there are three sets of plans that make up the consented Victoria Quarter scheme of 371 homes:

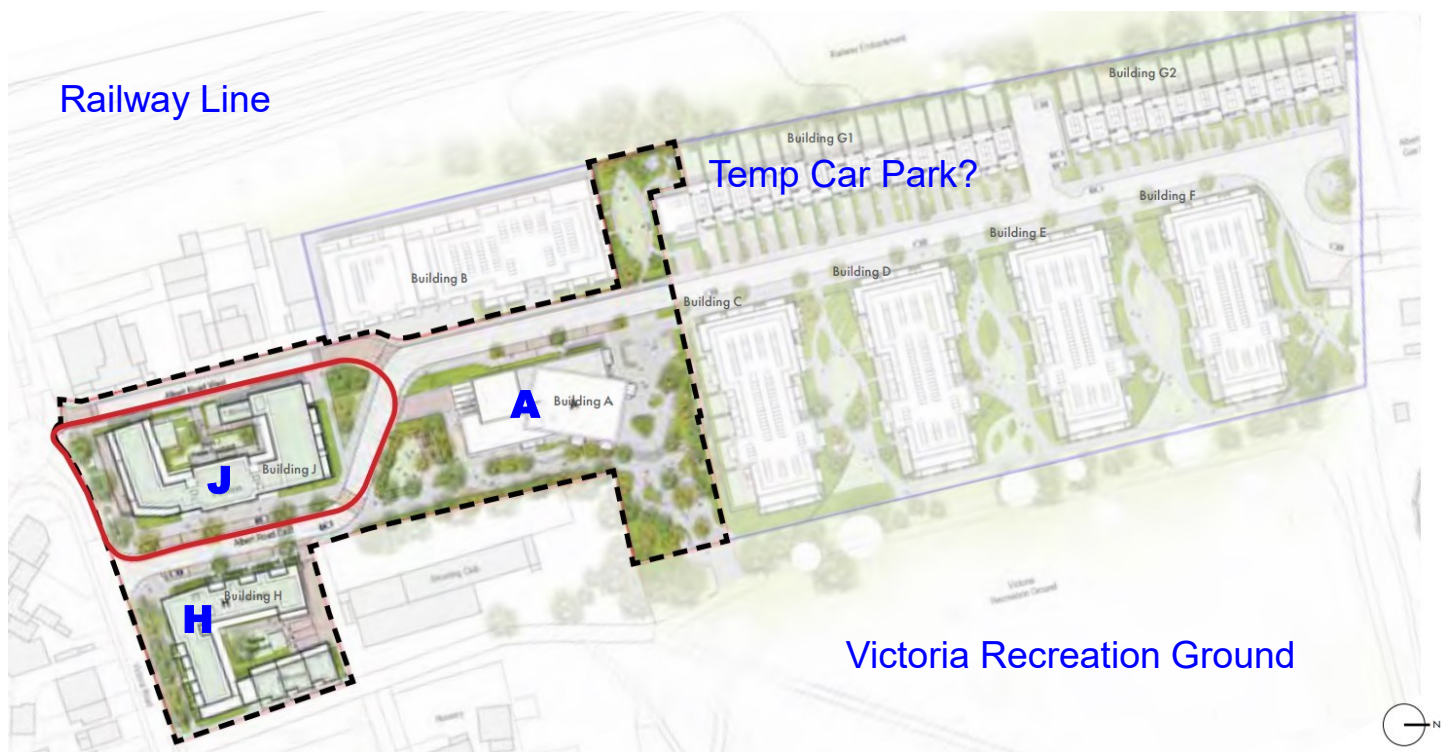
B/04834/14 - The original housing only scheme for 305 units on the gasworks site then owned by ASDA.

16/7601/FUL - One Housing had now bought the gasworks and added further properties fronting Victoria Road to the site for the 'gateway' addition which increased the development to 357 homes.

17/5522/FUL - The Salvation Army sold their hall to One Housing. The two blocks that would have been on either side of the hall were redesigned as a single building, raising the development to 371 homes.

These three consented plans can't be amended by a single planning application, so there are currently two separate but linked planning applications for updated versions of gateway blocks H and J fronting Victoria Road. It seems to be Fairview's intention to build these updated versions of blocks H and J during 2023-24, should they be granted permission. Block A (the tallest on the site) is also included in the development outline, but there are no updated plans or apparently any intention of constructing this building at present. In addition there is also an application for a temporary car park to serve blocks H & J as their parking would have been in the basement of the four blocks behind, which are not being built at present.

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Block H Planning Application

22/5754/S73

"Variation of condition 2 (Plan Numbers) of planning permission reference 16/7601/FUL dated 16/07/20 for 'Demolition of the existing residential and non-residential buildings (1 to 9 Victoria Road, 15 to 23 Victoria Road and 1A, 2 and 2A Albert Road) and construction of 104 residential units (Use Class C3) within Buildings A, H, J1 and J2 (an increase of 52 residential units across the Victoria Quarter Redevelopment Area), 623sqm of commercial/retail/office floorspace (Use Class A1-A4/B1/D1/D2) within Building A and Building J1, the creation of new publicly accessible open spaces and pedestrian routes together with associated access, servicing, car parking, cycle parking and landscaping. Relocation of an existing sub-station.' Variation to include; Increase of 2 residential units within Block H from 27 to 29; phased approach to the delivery of the site, with Blocks H and J as the initial phase; Road alignment and parking relocation; Change to architectural detailing and stacking"

Deadline for public comments: Friday 13 January 2023

Block J Planning Application

22/5755/S73

"Variation of condition 2 (Plan Numbers) of planning permission reference 17/5522/FUL dated 16/07/20 for 'Demolition of the existing residential and non-residential buildings (1 to 9 Victoria Road, 1A, 2 and 2A Albert Road and the Salvation Army Building, Albert Road) and construction of Building J to include 39 residential units (incl 2x townhouses) (Use Class C3) and 265sqm of commercial/retail/office floorspace (Use Class A1-A4/B1/D1/D2), the creation of new publicly accessible open spaces and pedestrian routes together with associated access, servicing, car parking, cycle parking and landscaping.' Variation to include; Reduction of residential units within Block J from 39 to 37; A phased approach to the delivery of the site, with Blocks H and J as the initial phase; Review of the quantum/location of the shared ownership units; Road alignment and parking relocation; Change to architectural detailing and stacking"

Deadline for public comments: Friday 13 January 2023

Temporary Car Park Planning Application

22/5928/FUL

"The provision of a residents car park comprising 108 spaces for a temporary period of 3 years"



Artists impression of proposed blocks J (left) and H (right) from the Victoria Road / East Barnet Road roundabout.

All three planning applications can be examined via Barnet Council's planning website.

LINK: www.barnet.gov.uk/planning-and-building-control

Select 'View or comment on a planning application' then 'Basic Search' and enter the reference number in the box at the bottom.

The SNB team are carefully working their way through all the documents associated with these new planning applications in detail. True to form we are finding discrepancies and inaccuracies in documents which continue to be drip fed onto Barnet's planning website weeks after the applications have been registered and 'verified'. We plan to update you early in the new year about any action we recommend that you take over these applications.

Regards,

Save New Barnet Campaign Team



Save New Barnet

Save New Barnet Campaign

c/o The Community Centre, 48/50 Victoria Road, New Barnet, Herts EN4 9PF

 www.facebook.com/groups/18590613740

 www.twitter.com/NewBarnet

E info@newbarnet.org.uk

W www.newbarnet.org.uk

Save New Barnet Campaign is a non-political group of local residents fighting for a better New Barnet.

The group seeks to inform the local community about potential changes to the area, and oppose inappropriate developments. The group aims to promote a clear vision for how New Barnet could be developed for the benefit of the community based on the views of local people. The campaign is funded entirely by donations from individuals. It is not bankrolled by any company or commercial organisation.
