



25th August 2022

Hello again, friends of the Save New Barnet Campaign.

Victoria Quarter (Gasworks Site) Planning Appeal

We are very pleased to announce that the planning appeal by Fairview has been **DISMISSED** by the Planning Inspector following the public inquiry in July. He found that the plans would be in conflict with planning policies covering character & appearance, living conditions, and good design.

You can read the inspector's full judgement here:

<https://acp.planninginspectorate.gov.uk/ViewCase.aspx?Caseid=3294689>

Barnet Council **REFUSED** permission for the building of 539 flats in 13 blocks up to 7 storeys tall on the gasworks site back in February, and the failure of this appeal means those plans are finally dead. We await with interest what the developers next moves might be. Hopefully they may have realised that after the overwhelming rejection of two sets of plans for this site, working collaboratively with the local community might be more successful than the aggressive contempt they have shown us over the last three years.

Four members of the Save New Barnet Campaign Team, representing New Barnet Community Association, were present at Hendon Town Hall for all eight days of the public inquiry hearing held between 19th and 29th July. As a 'Rule Six Party' they presented evidence, on which they were cross examined, as well as being able to cross examine the witnesses presented by Fairview. From the written judgement it would appear that the evidence SNB presented on overheating, daylight, noise, and play space was crucial in swinging the inspector's view in our favour. There was a huge amount of work in preparation of documents for the weeks beforehand, as well as the stress of taking part in the inquiry itself. The knowledge that hundreds of residents had individually objected to the proposals bolstered the resolve of the team to do their very best for our area in the face of experienced (and paid!) lawyers and experts.

Your support of the Save New Barnet Campaign remains vital. Please continue to talk about it with your friends and neighbours, and join in the discussion on our active Facebook group.

Victoria Road Demolitions

A number of people have asked why the demolition of properties at the top of Victoria Road (including the Salvation Army Hall) was still taking place even though the current planning application by Fairview had been rejected and their appeal has now been dismissed. This work is being carried out under the approved plans for 371 homes on the gasworks site from over 5 years ago. These plans are still valid as work had started within the 3 year limit to build the basement foundations as part of the site remediation process. If the developers had stuck to the phased development schedule in the consented scheme, the final buildings on the gasworks site would have been completed in June this year and many of the 371 homes would already be occupied.

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Appeal Decision Reports

Barnet Society - "Victory for New Barnet residents over Victoria Quarter development"
www.barnetsociety.org.uk/victory-for-new-barnet-residents-over-victoria-quarter-development-3

Barnet Post - "Developer loses appeal against rejection of plan for 539 homes in New Barnet"
barnetpost.co.uk/developer-loses-appeal-against-rejection-of-plan-for-539-homes-in-new-barnet

Barnet Times - "Reactions as Victoria Quarter plans for 539 homes rejected"
www.times-series.co.uk/news/20684738.reactions-victoria-quarter-plans-539-homes-rejected/

That's all the news for now.

Regards,
Save New Barnet Campaign Team



Save New Barnet

Save New Barnet Campaign

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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.
