



**NEW BARNET COMMUNITY ASSOCIATION
COMMUNITY CENTRE
48/50 VICTORIA ROAD
NEW BARNET
HERTS EN4 9PF
TEL: 020 8441 7044**

**Email: newbarnetca@gmail.com
Registered Charity No: 1070455
Registered Company No: 3564623**

18th June 2018

Helen Fadipe
Planning dept
Barnet Council
Barnet House
1255, High road
Whetstone.
London
N20 0EJ

BY EMAIL

REQUEST TO SPEAK AT COMMITTEE

Objection to planning application number 18/3092/FUL The Jester Public House

Dear Ms Fadipe,

I am writing on behalf of NBCA to object to this application as currently submitted on the following grounds:-

- Not in keeping with the surrounding buildings and character of the area by virtue of its alien design and appearance, inappropriate detailing, scale, massing, layout, breach of building lines, unsuitable colour of materials
- Insufficient car parking.
- Unsuitable bicycle storage
- No recognition of the impact of additional traffic in addition to the existing large volumes of traffic including commercial lorries and public service and JCOSS school buses using the roads daily also it is a rat run and as an alternative route when the M25 is closed. Regular congestion alternating with excessive speeding.
- Undesirable precedent

*The local plan consists of a **Core Strategy** dated September 2012, **Development Management Policies Supplementary Planning Document (SPD)** dated September 2012, **Residential Design Guidance SPD** dated April 2013 and **Sustainable Design and Construction SPD** dated April 2013.*

*It should be noted that the Boroughs priorities mirror the **Mayor for London's London Plan 2016** priorities and are supported by the NPPF and have been approved at a public examination*

The following section has quotes from the Local plan:-

- *“Throughout these documents there is reference to areas that are suburban in character which should be protected and enhanced.*
- *Densities should be optimised not maximised.*
- *The appearance, scale, mass, height and pattern of new buildings must respect, preserve or enhance the local character of the surroundings,*
- *Proposals which are out of keeping will be refused. Development which is considered to be detrimental to local character will be refused*
- *Areas must be protected and new buildings will only be permitted where they enhance the area.*
- *The tension between protection and growth is recognized and notes that it is important to maintain the quality of life which includes environment and character of an area.*
- *Any growth must conserve and enhance the character of the area.*
- *The Core Strategy aims to address strategic needs for family accommodation.*
- *New housing should be of high quality which should aim to create places that meet the needs of people, and maintain and improve the local character. They should contribute to the local character and integrate with the social, green and physical infrastructure.*
- *New homes including family and Lifetime homes should meet the Boroughs priorities and not undermine the suburban character or local distinctiveness.*
- *Flatted schemes can weaken the traditional street style.*
- *For Barnet to grow successfully it is imperative that safeguards are in place to protect and enhance the suburban quality of the borough.”*

While the proposed change of use of the site appears to be in compliance with the NPPF, Regional London Plan and Local Barnet Plan this is dependent on the applicant demonstrating that keeping the building as a public house is not viable. The current application does not demonstrate that such a study has been undertaken.

Assuming housing is the preferred option we welcome the inclusion of a majority of three bedroom family units instead of the nasty little bedsit/one bedroom hutches for hobbits that we see so often. However the planner's pre app advice suggested that 8 dwellings would be appropriate for the site and we agree with that this suggestion is a more appropriate number of units while still allowing for a higher density level than the previous use. We are also concerned that the scheme as submitted does not reflect the variable site level with a higher plateau on the Northfield road elevation. This part of the scheme needs further consideration and fuller and better details shown on any drawings before they are approved

We are concerned at the failure to recognize the traffic problems in both the immediate locality and wider area and the lack of any proposals to address the dangers through any physical measures anywhere in the submitted documentation. This is a matter of concern that arises regularly at the local police ward panel meetings and open meetings of NBCA. This area was designed as a quiet residential area with the roads serving infrequent vehicular activity from the then low car ownership. Now the streets are congested with on street parking and are certainly not suitable for the number of lorries, vans and buses using them. The Northfield Road. Grove junction is already a dangerous corner and that is before allowance is made for cars emerging from the proposed two exits from the block on the corner of the site

We object most strongly to the ugly oppressive elevations that are so intrusive and offend the visual senses. This is accentuated by the buildings being constructed forward of the building lines to both Northfield Road and Grove Road. They make no connection with any other building in the area in style, form or materials. A two storey with mansard roof block curving around the corner of the two roads as used in Victorian and Edwardian streetscapes with vertical articulation could be a modern building following through more traditional ways of building higher densities in corner situations. We are aware that other examples of so called contemporary style out of local character dwellings in the Chipping Barnet constituency are not selling nor are people interested in renting them. They are unwanted blots on the local street scene while at the same time being wasted opportunities to provide much wanted housing in the Borough

This application does not comply with the following Policies set out in the Approved Local Plan:-

- CS 1 “Protect and enhance high quality suburbs”
- CS 4 “Providing quality homes”
- CS 5 “Protecting and enhancing Barnet’s character to create high quality places”
“Protect heritage and character”
- CS 14 “Dealing with our waste”

and Development Management Policies:-

- DM 01 “Protecting Barnet’s character and amenity
- DM 17 “Parking standards”

We urge the Council to reject this application.

In the event that the application goes to committee I request the opportunity to address the committee to emphasize our objections to this proposal.

Yours faithfully,

David Howard

Trustee NBCA