



**NEW BARNET COMMUNITY ASSOCIATION
COMMUNITY CENTRE 48/50 VICTORIA ROAD
NEW BARNET HERTS EN4 9PF**

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31/12/2015

Planning Department
Barnet Council
10th floor, Barnet House
1255, High Road
Whetstone
London N20 0EJ

Dear Sir

REQUEST TO SPEAK AT COMMITTEE

Planning application No 15/07285/FUL – 236, East Barnet Road EN4 8TF

I am writing on behalf of NBCA to object to the above application for the following reasons:-

Failure to comply with the approved Local Plan by virtue of:-

- Gross overdevelopment
- Not in keeping with surrounding buildings and character of the area
- Inappropriate design in terms of appearance, materials, scale, massing
- Insufficient car parking
- Insufficient amenity space
- Inadequate refuse provision and no provision for recycling
- Loss of employment.

*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** priorities and are supported by the NPPF and have been approved at a public examination*

East Barnet is variously described as “suburban not urban” and as “ East Barnet Village” and “ East Barnet Village retains a village feel “ and it is not identified as a growth area.

The following sections 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 recognised 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.

The site is at the entrance to the Village in a prominent position at the junction of two main roads and can be seen from some distance, The present building is similar to and compatible in terms of scale and massing with the neighbouring properties in all directions while at the same time providing a feature end of terrace setting a marker as the end of the retail and restaurant section and the start of the housing areas.

The proposals are for a rectangular structure with large glazed areas excessive balconies and totally non compatible design and materials.

The floor plans indicate that the living dining rooms are created with irregular shapes to maximize the number of units with no regard to the layout of furniture or general liveability. The provision of a lift for effectively four units will lead to higher development costs and ongoing high service charges making the units unaffordable

There are seven units and only 3 car parking spaces shown and it is doubtful if there is sufficient width to the alley way to allow for three cars to be able to turn into the spaces shown. The area has a PTAL of 3 which means that public transport is not good. The Traffic assessments shows five bus routes which include the 326, 383 and 384 which are local hopper type buses which are frequently overcrowded and have a very unreliable intermittent frequency which have little regard to the timetable.

The applicants quote the London plan for parking which emphasizes maximum number of spaces instead of the Approved Local Plan which relaxes this criteria and allows for an increased number of spaces to reflect the situation in the suburbs.

The application falls far short of the amenity requirements

The refuse room is too small to allow access to the rear two bins which may meet the capacity standard but are not practical in use. There is no provision for recycling

The current restaurant and its predecessors has provided employment to cooking and serving staff in a good quality facility and location and meets a local need. There is no justification for losing the current use.

Reference is made to the recent planning permission granted for the neighbouring property and its subsequent implementation. This was for conversion and limited extensions and modification to the facades all of which were completely compatible with the existing area and still met the needs set out on the Local Plan.

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 6 “Promoting Barnet’s town centre”

CS 14 “Dealing with our waste”

and Development Management Policies:-

DM 01 “Protecting Barnet’s character and amenity

DM 11 “Development principles in the town centres”

DM 12 “Maintaining local centres and parades”

DM 14. “New and existing employment spaces”

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 emphasis our objection to this proposal.

Yours faithfully,

David Howard
Trustee NBCA