

HERITAGE STATEMENT

ADDRESS
LAND AT 12 AND TO REAR OF
14 HADLEY HIGHSTONE AND
BARNET
EN5 4PU.

DESCRIPTION

DETACHED BUILDING CONTAINING
2 GARAGES AND STORE

APPLICANT
MR AND MRS P GRIFFIN.

Site description.

Site outlined in red on images below.



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The site is situated on the Eastern side of Hadley Highstone opposite its junction with Old Fold Lane and has an area of approximately 790m².

The property is not statutorily or locally listed and sits within the Monken Hadley Conservation Area and an area of archaeological interest. There are no TPO's on the site or adjoining the site.

The area is under Article 4 Direction, removing a number of permitted development rights.

There is a right of way existing along the side of 14 and across the rear of 14 and 16 providing pedestrian access to the rear of 14 and 18 but not 16.

Monken Hadley is very green and leafy in character and remains at a low built density. Its special character stems from development in the 18th and 19th centuries. Approximately a quarter of the land within the Conservation Area is in residential use. Other land uses include commercial, education and institutional establishments.

The application site lies within the Hadley Highstone, Kitts End Road sub-area as identified within the Monkey Hadley Conservation Area Character Appraisal Statement.

The site has an access road from Hadley Highstone which leads to a rear parking area.

The prevailing character of the area is residential. Properties in the surrounding locality vary in style and design which is an important contributor to the special character and appearance of this part of the Monken Hadley Conservation area.

Hadley Highstone is a predominantly residential area, and most of the area is characterised by small cottages although 12 Hadley Highstone is a substantial 2 storey building with accommodation in the roofspace and was granted planning permission in 2009 to convert the property from a restaurant to a single dwelling.

To the North of 12 is a timber clad detached store which is of insufficient depth to house a car.

To the rear of 12 is an adopted road called Mill Corner which provides access to 8 houses.

There are currently 3 vehicular access points from Hadley Highstone onto the site.

Planning History. 12 Hadley Highstone.

Site Address:12 Hadley Highstone, Barnet, Herts, EN5 4PU

Application Number: 03043/09

Decision: Approve with conditions Decision Date: 05/11/2009

Proposal: Change of use from A3 restaurant to form residential house, together with new single storey side garage extension and demolition of the existing single storey rear extension with associated landscaping.

Site Address:12 Hadley Highstone, Barnet, Herts, EN5 4PU

Application Number: B/03252/09

Decision: Approve with conditions Decision Date: 05/11/2009

Proposal: Demolition of existing single storey rear extension.

Site Address:12 Hadley Highstone, Barnet, Herts, EN5 4PU

Application Number: B/03252/09

Decision: Approve with conditions Decision Date: 18/02/2010

Proposal: Demolition of rear extensions. (Conservation Area Consent). Site

Address:12 Hadley Highstone, Barnet, Herts, EN5 4PU

Application Number: B/04591/09 Decision:

Approve with conditions Decision Date: 18/02/2010

Proposal: Amendment to planning permission B/03043/09 dated 05/11/09, for change of use from A3 restaurant to form residential dwelling, involving first floor side and single storey rear extensions. Insertion of rooflights within roofspace to facilitate a loft conversion. Single storey detached garage. Insertion of windows at ground floor level and demolition of the existing single storey rear extension with associated landscaping.

Site Address:12 Hadley Highstone, Barnet, Herts, EN5 4PU
Application Number: B/04803/10
Decision: Refuse Decision Date: 28/01/2011
Proposal: Retention of garage as built and fencing along access road to the front.

Site Address:12 Hadley Highstone, Barnet, Herts, EN5 4PU
Application Number: B/04484/11
Decision: Refuse Decision Date: 28/01/2011
Proposal: Non-material minor amendments to planning permission reference (B/04591/09) dated (18/02/2010) for (Amendment to planning permission B/03043/09 dated 05/11/09, for change of use from A3 restaurant to form residential dwelling, involving first floor side and single storey rear extensions. Insertion of rooflights within roofspace to facilitate a loft conversion. Single storey detached garage. Insertion of windows at ground floor level and demolition of the existing single storey rear extension with associated landscaping). Amendments include (Revision to detached garage- Amending gable ends of roof to half hip).

Site Address:12 Hadley Highstone, Barnet, Herts, EN5 4PU
Application number 23/1334/FUL.
Decision: Approved subject to conditions. Date: 7th August 2023.
Proposal: Erection of 2 storey dwelling. Demolition of existing clad store. New access from Mill Corner with new entrance gate. Replacement of hard surfacing at front with landscaped front garden.

Planning History. Land to rear of 14 Hadley Highstone.

Site Address: Land To The East Of 14 Hadley Highstone Barnet EN5 4PU
Application number B/01183/13
Erection of a single storey office building with 2no. parking spaces
Status. Refused and Appeal dismissed 10/6/2014.

Site Address: Land To The East Of 14 Hadley Highstone Barnet EN5 4PU
Application number 16/1950/FUL
Construction of a single storey detached dwelling with rooms in roof space and basement with associated refuse and recycling, cycle store and amenity space
Status. Withdrawn.

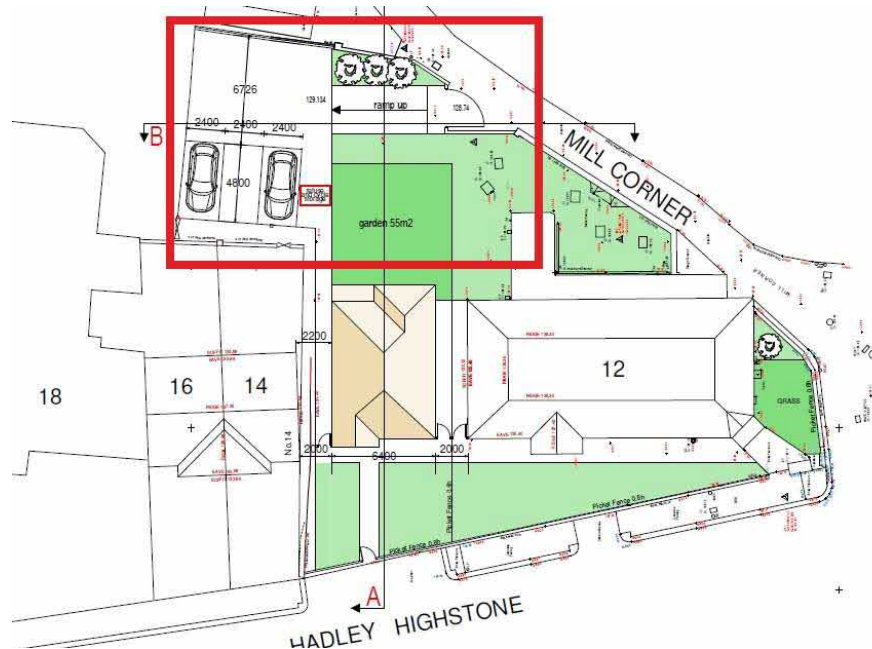
Site Address: Land To The East Of 14 Hadley Highstone Barnet EN5 4PU
Application Number: 16/3947/FUL
Construction of single storey dwelling with basement level and rooms in roof space. Provision of cycle and refuse storage
Status Refused. 26/9/2016

The Proposals.

The proposals seek the following.

1. New access drive from Mill Corner
2. New entrance gate
3. New detached building containing 2 garages and store
4. Additional landscaping.

Planning Permission has been granted under ref 23/1334/FUL for a new vehicular and pedestrian access from Mill Corner to 3 parking spaces and a refuse store. See image below.



This planning application seeks to erect a detached building in the position of parking spaces measuring 8.5m wide x 5m deep x 4.5m high.

Application number B/01183/13 was refused for a building measuring 10.5m wide x 5.6m deep x 4.4m high. The Appeal was dismissed under ref APP/N5090/A/13/2204201 and the Inspector stated that

' the location of the office building would appear out-of-keeping with the suburban layout and quality of the CA'.

The other 2 reasons for refusal relating to vitality of an office building and effect upon the protected tree are not relevant in this case.

There were no objections raised regarding the detrimental impact of the building on the amenities of adjoining properties.

Policy Context

National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was updated on the 20th July 2021. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'.

The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan 2021

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2050.

It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.

- Relevant Development Management Policies: DM01, DM02, DM04, DM06, DM17. The Council's approach to development as set out in Policy DM01 is to minimise their impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers.

Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the Borough.

The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design. Supplementary Planning Documents

Residential Design Guidance SPD (adopted October 2016)

Sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the Local Planning Authority and was the subject of separate public consultation. The SPD states that large areas of Barnet are characterised by relatively low density suburban housing with an attractive mixture of terrace, semidetached and detached houses.

The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.

In respect of amenity, states that extensions should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing, or cause an increased sense of enclosure to adjoining properties. They should not reduce light to neighbouring windows to habitable rooms or cause significant overshadowing, and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

Sustainable Design and Construction SPD (adopted April 2013)

Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

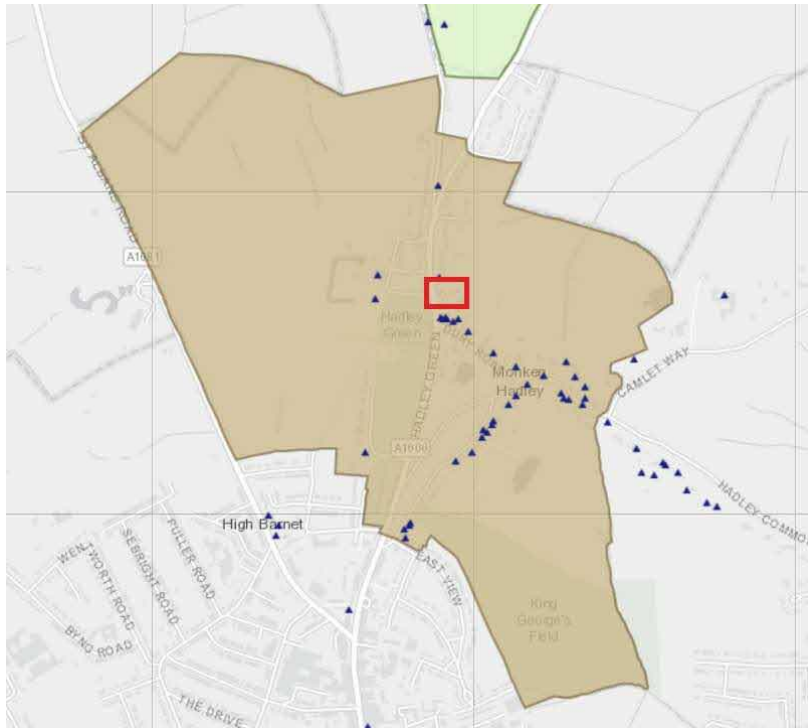
Monken Hadley Conservation Area, Character Appraisal Statement adopted January 2007.

The character appraisal assessment includes information to explain and justify the Conservation Area status. This forms a basis for planning decisions in the area and provides the groundwork for any future policies and projects to preserve or enhance the area.

Heritage.

The property is not statutorily or locally listed and sits within the Monken Hadley Conservation Area and an area of archaeological interest.

The site is also situated centrally in the Battle of Barnet battlefield site (shaded brown) which took place on April 14th 1471.



The public house, named The Old Windmill, was built in 1756 and commemorated the windmill which stood a few yards across the road. Thomas Gurney was the landlord in 1756 at the time of the war office survey and was listed as 3 beds and 3 horses. It was rebuilt in 1899 and advertised as

'Good Stabling and a Garage with cars for hire,

There were tea gardens and due to its location close to the famous Hadley Woods a large clientele was assured.

The pub was modernised in 1990 and the internal area was gutted but a featured fireplace remains.

The pub was closed in 1999 and converted to a fish restaurant.



The Old Windmill prior to demolition around the time of the turn of the century



224a High Street, Barnet, Hertfordshire, EN5 5SZ -



Image showing a late Edwardian outing to the re-built Old Windmill Inn. Buses ran between here and the tube at Golders Green.



Image taken circa 1930 from Hadley Green.

224a High Street, Barnet, Hertfordshire, EN5 5SZ - [REDACTED]

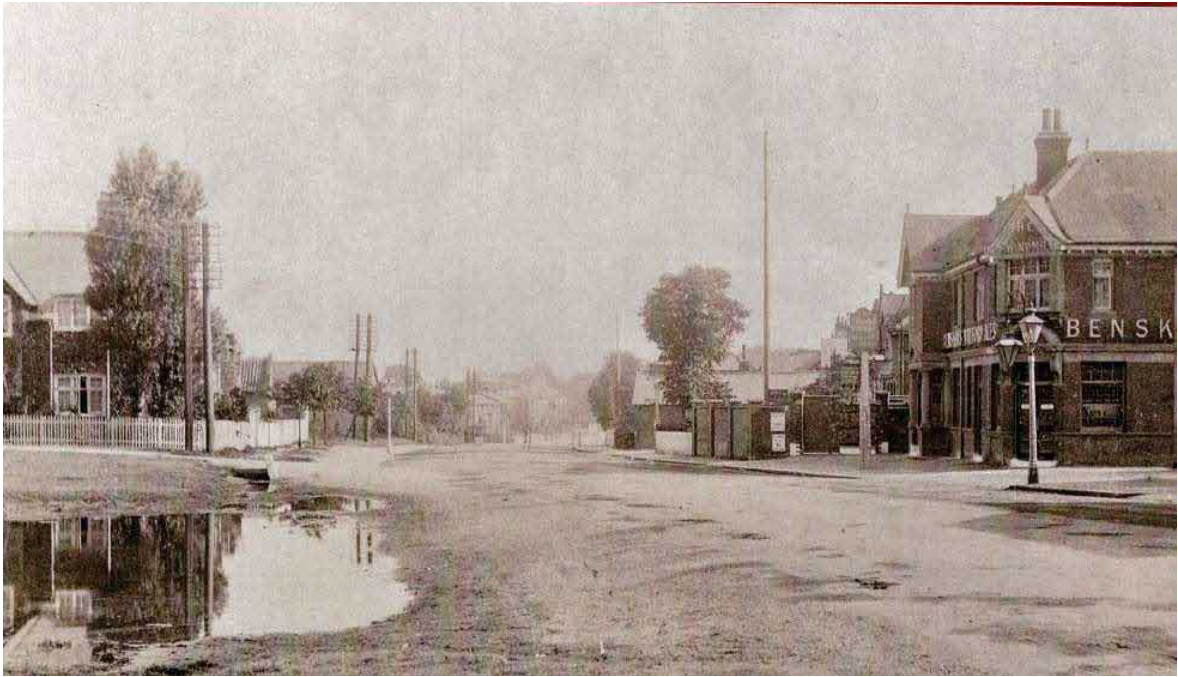


Image taken in the 1920;s



Image taken in the 1960's

224a High Street, Barnet, Hertfordshire, EN5 5SZ - [REDACTED]

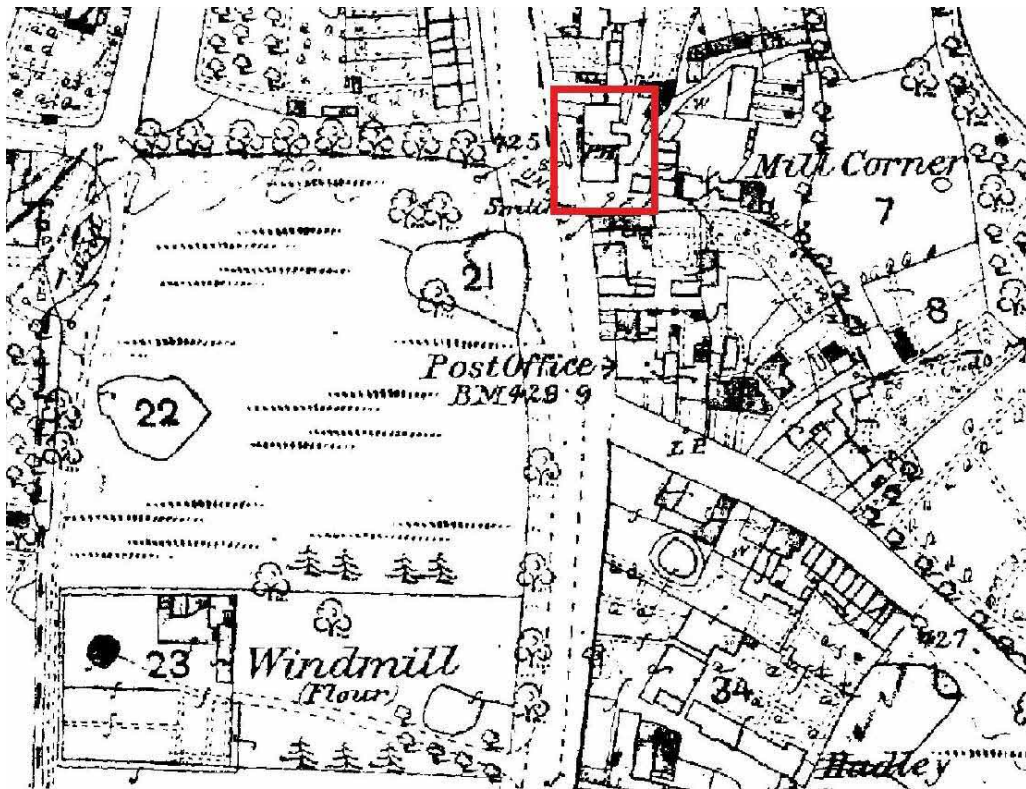


Image taken in July 2008 as a fish restaurant.

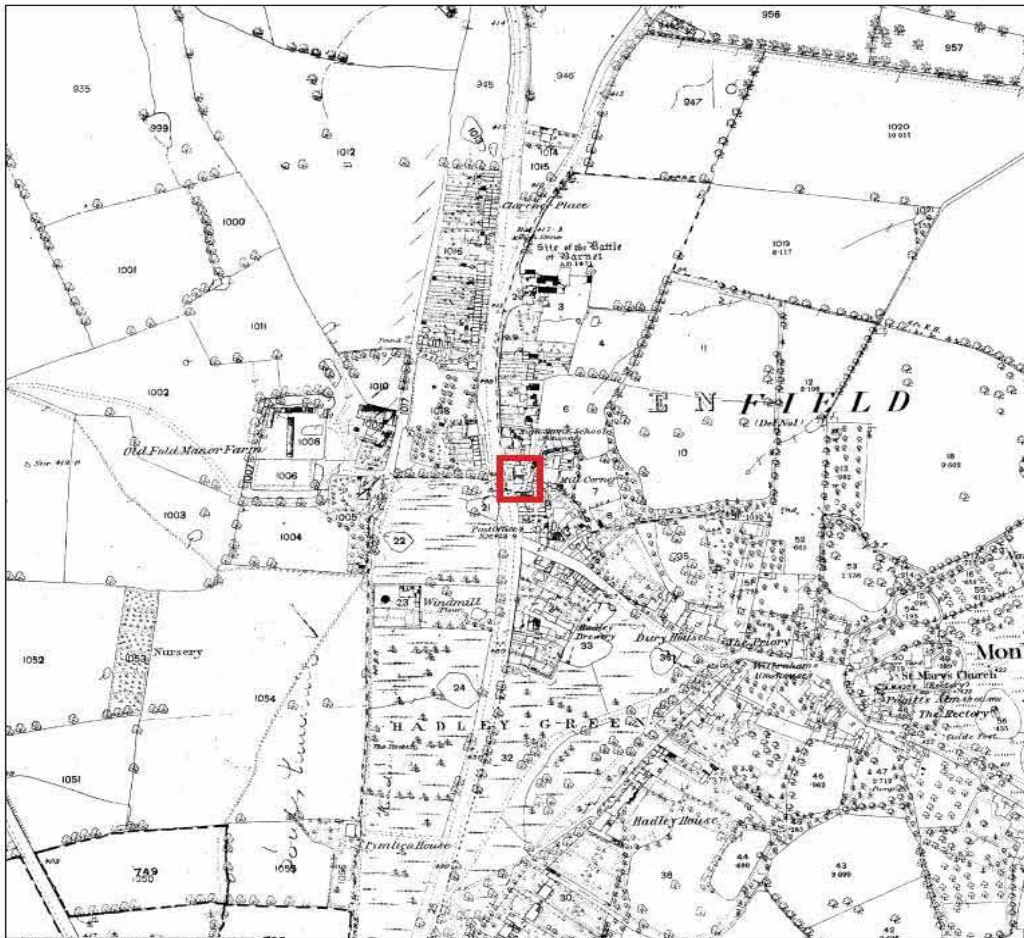


Current view showing 12 and 14 together with existing crossover and store to be demolished

224a High Street, Barnet, Hertfordshire, EN5 5SZ - [REDACTED]



Ordnance survey extract of 1867 with site indicating a PH in red



224a High Street, Barnet, Hertfordshire, EN5 5SZ -

Conclusion.

The proposed building is considered to have a neutral impact on the CA and immediate locality.

A detached garage with pitched roof belonging to 8 Mill Corner is sited on the other side of the Eastern boundary and the proposed building cannot be clearly viewed from public areas of the CA.

The new access has previously been established under Application number 23/1334/FUL and there are no Highway objections so the only planning consideration relates to the building itself.

There is no loss of light to adjoining gardens and the amenities of neighbouring properties are not affected. There were no objections with respect to loss of light or overshadowing in connection with Application number B/01183/13 for a detached office building with pitched roof in the same location.