

**HENDON
RESIDENTS
PLANNING
FORUM**

HENDON HUB PLANNING APPLICATION GUIDE

AUTUMN 2021

#SAVEHENDON

Welcome to the Hendon Hub Planning Application Guide

The Guide is divided into 6 sections, one for each key Hendon Hub Planning Application

In each section you will find:

- a **weblink** that takes you straight to the COMMENTS part of that particular Planning Application.
- a **list of points** and objections that have been submitted by residents.

Alternatively, links to all Planning Applications can be found at: [Hendon Hub Page](#)

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PLANNING APPLICATION 1: huge new buildings on The Burroughs

RAVENSFIELD HOUSE, FENELLA BUILDINGS, 1 - 3 BURROUGHS PARADE AND 3 EGERTON GARDENS THE BURROUGHS

Comments deadline: Tuesday 9 November 2021

[**CLICK HERE TO COMMENT**](#)

Comments can be anything from one line to 2000 characters. If 2000 isn't enough, you can send another comment and begin it with 'continued'.

Please feel free to copy, paste and adapt any points here for your own comments.

I strongly object to this Planning Application because ...

NEW BUILDINGS ARE TOO HUGE, UNATTRACTIVE AND DO NOT FIT IN:

- Blocks 1, 2 and 3 of this overblown development are too bulky and tall. They are not designed sympathetically to the locale nor are they in keeping with the character of the area. They do not complement the grade II listed grand and charming civic buildings opposite.
- A 2012 plan to redevelop The White Bear pub on The Burroughs which is just three buildings along from this site, was refused because of scale and height and because the design was unsympathetic to the area. It was substantially smaller than what is being proposed here.
- This site is contrary to character, design and heritage policies in the London Plan 2016, especially policy CDH03 on the Public Realm, CDH04 on Tall Buildings and CDH08 on Barnet's Heritage.
- From the London Plan (March 2016) .2.6: in reference to Outer London Vision and Strategy, one of the key opportunities is ***maintaining and enhancing quality of life that is already there***. Delivery of "lifetime neighbourhoods" is an important part of preserving this. These plans seek to actively diminish and dismantle a "lifetime neighbourhood".
- The newbuilds' footprint is twice that of the existing buildings – I object to the size, scale and mass of what is proposed.
- The Town Hall, public library and fire station will lose their places as the notable buildings of The Burroughs. The existing character of the area is not of a campus or student town.
- There is more concrete hardstanding than trees and it makes the Hendon Hub aims of improving public realm immediately unrealistic and unachievable.
- The development will have a negative impact on the street scene.

- The development will have a detrimental effect on the character setting of Hendon Methodist Church, a 1937 Art Deco church constructed by Welch and Lander and part of the 20th Century Society's Campaign for Outstanding Buildings. The church is a 'building of significance' which complements Brampton Court. It is an important Hendon landmark.

OVER-DEVELOPMENT AND OVER-USE OF A SMALL AREA:

- This whole development is too dense and brings too many groups of users into a very short stretch - 160 m - of The Burroughs. It should be scaled down and user groups reduced to prevent overcrowding and overdevelopment.
- The use of these new buildings as student accommodation, residential flats, community and educational facilities will cause widespread disruption and raise numerous issues (noise, littering, antisocial behaviour, crowded pavements, busy bus stops, more comings and goings, more traffic, more traffic queues and pollution from standing traffic).
- The massive increase in footfall to this 160m stretch is unworkable. Meridian Wellbeing alone received 15,000 visitors last year.
- Retail shops meant to be relocated from 1, 2, 3 Burroughs Parade to rotunda building (Block 3) have now been shunted to ground floor of Block 2 (student unit). Block 2 ground floor has too many organisations who will have to share some 'bookable' community space to run their events. It is unclear where Mencap (from Meritage site) will end up. Community and charity groups will have to share the ground floor with student units, plant areas and back of house operations, bike and refuse storage.

COMMUNITY:

- Why is there no dedicated space for a Hendon residents hub?
- There is no mention here of re-provision of a site for Age Concern and the activities for the senior members of our community nor for the Scouts.

SERIOUS TRANSPORT & PARKING ISSUES:

- *'A new cycle lane will be provided along the A504 The Burroughs from Egerton Gardens to the A41 Watford Way in the south'*. This cycle lane is going to narrow The Burroughs which is already a narrow road and congested at peak and other times and will cause grid lock. The report also acknowledges that The Burroughs is a narrow road and there will be an increase in public transport trips but assumes that students will use 239 bicycles as cycle parking spaces will be provided. Use of bicycles is rare on The Burroughs because it is a dangerous road to cycle down as are the neighbouring A41, A1 and North Circular. Provision of cycle parking spaces will not mean students ride bicycles.
- Cars and taxis attempting to drop residents and visitors off at the site, including senior citizens and children attending community groups plus the inevitable additional traffic to this overdeveloped, multi-use site plus will cause further major traffic and safety issues.
- The 412 (minimum) new residents in this development will mean more deliveries and more congestion.

- The loss of 93 parking spaces from the rear of Fenella and Ravensfield for MDX staff will be re-provided behind the Town Hall or MDX car park. Parking re-provided to MDX or council staff will increase vehicular movement on St Joseph's Grove and Greyhound Hill which are heavily used for school runs and have a high pedestrian footfall.
- Loss of parking at Egerton Gdns car park means loss of parking for council and MDX staff, churchgoers of Our Lady of Dolours and Hendon Methodist Church, members of Mother & Toddler and Yoga groups, The Burroughs Guild, Saturday Afternoon Fellowship and Kumon. Also, visitors to residents, the Chimaya Mission and nearby parks and allotments.
- Removing Egerton Gdns car park will force people to park on street which is hazardous and causes more accidents.
- *'With the area having good levels of public transport and low levels of parking at the sites it is expected that the vast majority of visitors and residents will use public transport to access this site'*. In addition to loss of parking for all the groups using Egerton Gardens car park, it is unrealistic to suppose there will be no car users among: users (of all ages) of all the community services, Middlesex University Marketing Suite, the library, half the occupants of the 13 new homes to be relocated from the Meritage site plus the other 15 flats planned, the 384 new student residences, shop staff plus visitors to all the above.

Barnet Council's own SPD Residential Design Guidance (October 2016) states that developers must ask the question "Is there enough parking for residents and visitors"? (Appendix 1, Q10). In this instance, the answer is no.

It is important to note that Mayor of London, Sadiq Khan, has said TFL is cutting bus services by 4% by 2024, raising fares and reducing off-peak services.

- The nearby bus stops will be serving thousands more people a week. How is this feasible?
- Appendix B – 2011 Census Data QS701EW on Page 48 – *Method of Travel to Work* – for Barnet residents aged between 16 and 74 is based on a Census taken in 2011. This is 10 years ago, so is it still relevant? Also, this did not include travel for people below the age of 16 – which could have included taking children to and from school by car to one of the four primary schools in the area. This also did not include Barnet residents over 74 who due to diminishing health could be driving or taking taxis.
- The figures given in Appendix C for university student and staff drivers are confusing and contradictory. Even so, there is still not adequate parking provision for any of the numbers of car-users quoted. Where are they all going to park?

NEW LIBRARY LOCATION TOO SMALL AND TOO UNSUITABLE:

- The new library is too small to contain Local Studies, archival records, dedicated sections for adults, children, teenagers, spacious study seating, IT stations, Makerspace. The shape of the floor plan exposes dead space. Some space in the original design had to be sacrificed for a Police SNT that is not confirmed, leaving only 675 sqm for the library.

- The new library lacks the 'presence' of a distinguished 1920s building with its featureless glass walls. The aspiration should be to lift and inspire people of all ages not to diminish them in a space resembling a nursery. Library users will not appreciate being stared at from outside through the glass while they are trying to work or read in peace.

SEVERE IMPACT ON RESIDENTS:

- Bringing in this many services and occupants to these buildings will unquestionably lead to a significant increase in noise and disturbance for residents.
- Even though Block 2 has stepped down storeys, there is still overlooking into rear gardens of properties along both Egerton Gardens and Babington Road from the setback units, meaning a loss of privacy, light and overshadowing.
- Outlook of residents will be greatly affected as there is no longer a suburban feel to the street scene. Block 3 (5 storey rotunda) will literally be a blot on the landscape. Block 1 (Arts centre) will have an adverse impact on the outlook for immediate neighbours on Babington Road. Similarly, Block 3 has towers dominating #5, 7, 9 etc of Egerton Gardens.
- Loss of a 4 bedroom residential property which is high priority family housing in Barnet.

ENVIRONMENTAL ISSUES:

- The demolition of perfectly sound, existing buildings undermines Barnet's policies on environment and climate change. Policies: ECC01 Mitigating Climate Change and ECC02 Environmental Considerations

PLANNING APPLICATION 2: Hendon Library change of use & all the new building around it

HENDON LIBRARY & BUILDING 9

Comments deadline: Tuesday 9th November 2021

[**CLICK HERE TO COMMENT**](#)

Comments can be anything from one line to 2000 characters. If 2000 isn't enough, you can send another comment and begin it with 'continued'.

Please feel free to copy, paste and adapt any points here for your own comments.

I strongly object to this Planning Application because ...

LIBRARY SHOULD REMAIN AS THE PEOPLE'S PUBLIC LIBRARY:

- The library building is a symbol of the Hendon community. It should remain as the people's public library and the flagship library of Barnet. Do not give it away.
- Residents of Hendon and all of Barnet would be losing this renowned heritage building as a 100-year-old public municipal library.
- The current library fosters reverence, belonging and social and community cohesion. Visitors to the new site will lose any sense of civic pride or awe-inspiring surroundings which cannot be attained from the ground floor of an ugly accommodation block as it can from a heritage building with a profound sense of local history.
- To exclude residents from this current library building is to undermine their connection to the area.

THREAT TO LIBRARY'S CHARACTER AS A LISTED BUILDING

- The library building will lose its character as a stand-alone Grade 2 listed building as it will have roof and rear extensions that are taller than the existing building. The third floor of B9 behind the library is on the level of the library roof, meaning that the roof of B9 will be higher than the roof of the library and look out of place when viewing from the road.
- The library's proposed connection with the Town Hall annexe at east and west flanks of the new building erected on Building 9 site makes the site extremely built up and dense. There will be less defined separation with the Town Hall itself and the Town Hall can be mistaken as part of the MDX complex.
- The trio of civic buildings – the Town Hall, Library and Fire station - represent the character of the civic area and this will be lost if the library is to become a MDX building.

- Building 9 is not locally listed but it has an interesting architectural style and history. It can be modernised and extended without demolition to provide educational facilities without causing more climate change effects by demolition and building a bigger footprint on the site. This will also ensure separation with the Library and Town Hall annexe buildings.
- Building 9 is under a restricted covenant (1899) that says “...no building shall be erected on the said piece of land within 40 feet of the boundary of the north side other than for the purposes of a private residence or as the professional residence of a medical man or a solicitor”.
- There is a risk of damage to the library roof and rear facade as much of the works entails removing the roof to connect to new roof of new building and covering over parts of the original rear walls to facilitate 2 storey rear extensions.
- The glass connections also accentuate the mass of the proposed building works. Rather than allowing passers-by to view the original library and the Town Hall Annexe, it ruins the character of these listed buildings as if a huge barnacle has been squished in between and tacked onto the 2 existing buildings.
- Any development on this site should be of a design that retains the separation of buildings. They do not have to be of a 1920s style but the current modern sleek lines of bricks, steel and glass do not complement the original buildings at all.

CAMPUS CREEP’S IMPACT ON PARKING AND COMMUNITY:

- By appropriating the entirety of the Hendon Library building, the Middlesex University expansion treats Hendon not as a community of which the university is part of but as if it was an asset the university is entitled to and a resource to be colonised to the university’s financial advantage.
- Increase in educational facilities will bring an increase of staff and students activity on this part of the campus. There is no increase in parking spaces as Egerton Gardens carpark is being removed. Parking pressures will increase on nearby residential roads.
- Why was Building 9 not repurposed to a modest block of student accommodation? Because it wouldn’t sit correctly next to the most important building in Barnet, our Town Hall. So why is it ok to place 2 student blocks next to St Mary’s Church in the Church End Conservation area?
- What consideration has been paid to the impact of the closure / reduction / relocation of Hendon Library when its very location was a key part of the New Library strategy of Core and Community libraries?

PLANNING APPLICATION 3: Demolition of buildings around Meritage Centre to make way for 4 new accommodation blocks

MERITAGE CENTRE/CHURCH END/CHURCH TERRACE/PRINCE OF WALES CLOSE

Comments deadline: Wednesday 10 November 2021

[**CLICK HERE TO COMMENT**](#)

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I strongly object to this Planning Application because ...

LARGE NEW ACCOMMODATION BLOCKS WILL HAVE CATASTROPHIC IMPACT ON RESIDENTIAL AREA, CONSERVATION AREA, COMMUNITY & HERITAGE:

- The Meritage Centre is a community centre situated in the heart of a residential area and one of only two conservation areas in Hendon. Why are buildings which house residents, organisations, community groups and charities being demolished and the occupants torn out of there and moved into a student campus?
- The plans for big blocks of accommodation do not do justice to the conservation area nor to the listed buildings in the surrounds. The proximity of the proposed new buildings to listed buildings and 'buildings of interest' must be a material consideration in its design, scope and space. It isn't in this current plan. it actively detracts from it.
- Proposed heights of buildings are not supported by Historic England.
- By demolishing No.28 Church Road, there will be no example of this local architecture left in the area.
- The Church End conservation area also abuts areas of archaeological interest & should remain part of the exciting history of Hendon & not be land grabbed to become part of MDX campus
- Development should focus on and enhance the overall character of this historic area. These large, ugly buildings do not enhance the character and will dominate the locale.
- Multilevel accommodation blocks will overlook SMSJ Middle School.
- Demolishing residential properties Nos. 13 - 21 on corner of Church Road and Church End Road and replacing them with a 3-storey housing block (Block 4) means the new building will be taller than existing properties and will tower over the Claddagh Ring Pub.

- This area is in need of renovation. Development should focus on the existing community and be modelled on the character of the historic area which is suburban residential.

CAMPUS CREEP WILL CHANGE RESIDENTIAL NATURE OF AREA:

- From the London Plan (March 2016) .2.6: in reference to Outer London Vision and Strategy, one of the key opportunities for outer London is maintaining and enhancing the quality of life that is already there. Delivery of “lifetime neighbourhoods” is an important part of preserving this quality of life. These plans seek to actively diminish and dismantle a “lifetime neighbourhood”.
- The student campus, which has been creeping increasingly closer to residential streets, should not be expanding into the Meritage Centre suburban area. Building three accommodation blocks for 181 students and one block for 33 independent youths who have left the care system between two primary schools and by two nurseries, quiet residential streets and a community church is inappropriate when these blocks could be built within the university’s own campus footprint a couple of minutes walk away, The density of the student accommodation will encroach on this part of Hendon.
- This large, invasive spread into a residential area of Hendon sees the university treating Hendon not as a community of which the university is part of but as if it was an asset the university is entitled to and a resource to be colonised to the university’s financial advantage.
- Residents will not feel free to enjoy their public spaces if it appears to be mostly adult students spending leisure time in big groups gathering around the public realm areas/high street centres, especially where drinking & noisy activities take place or they keep unsocial hours.

SENIOR CITIZENS’ COMMUNITY SPACE TO BE REMOVED:

- What alternative provision has been made for the Scouts, Age Concern, social groups for senior citizens and other groups who use the Meritage Centre space? The Meritage area is a much-loved and needed hub for senior citizens.

TRAFFIC AND PARKING ISSUES:

- There is no guarantee that GPs will be found to occupy the ground floor of one of the student blocks. If that’s the case, what will happen to this space? Student residential units are still evident in the floorplans.
- Increased traffic congestion on Sunningfields Road during school drop off / pick up. This is a very narrow street with cars parked on both sides and only one car can pass at a time. Parents currently use Fuller Street car park. I cannot see them going to POW Close.
- Student/university staff parking is already an issue for residents who live on the streets including and around Greyhound Hill, Sunningfields Road, Sunny Gardens Road, Parson Street, up to the A41/A1. Barnet Council and Middlesex University’s claim that students will be car-free is unrealistic. Bringing in over 200 new residents to this small area and their visitors will exacerbate this issue.

PLANNING APPLICATION 4: new 2-storey PDSA + 10 spaces to be built on Fuller Street Car Park

FULLER STREET CAR PARK/PDSA

Comments deadline: Tuesday 9 November 2021

[**CLICK HERE TO COMMENT**](#)

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I strongly object to this Planning Application because ...

- Moving the PDSA into Fuller Street would make the manoeuvring of cars harder, creating more highway and pedestrian risk.
- The PDSA would be too high. This would have a visual impact on neighbouring residents and a loss of privacy for the properties by the PDSA, particularly nos. 10 and 12 and other neighbouring gardens.
- Fuller street car park has always flooded when it rains. The 10 spaces for the PDSA staff is where it currently floods. This has never been resolved despite years of complaints to Barnet Council.
- Much of the ground in this area is clay. Clay is sensitive to moisture which means it will expand and contract with the weather which causes shifting foundations, cracks, leaks and warped walls.
- The site has been used as a local domestic car parking for residential & visitors parking for well over 45 years. This proposed new commercial development inside a residential environment would cause a harmful level of pollution, noise, nuisance and dust.
- If the PDSA is moved here, the new parking area is set to be near the play area for children.

PLANNING APPLICATION 5: A new pathway through the woodland between the uni and A41

WOODLAND LANDSCAPE BETWEEN MDDX UNI, SHERROCK GDNS AND HETON GARDENS INCL. NEW FOOTPATH

Comments deadline: Tuesday 12 November 2021

[CLICK HERE TO COMMENT](#)

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I strongly object to this Planning Application because ...

- Serious security and privacy issues for residents.
- Woodland habitat under threat.
- Increased litter.
- The potential increase in criminal activity. The woodland is already a hotspot for drug dealing and fly-tipping.
- There is an existing path which could be improved which would be a far cheaper and more sensible option than spending the proposed £2 million.

PLANNING APPLICATION 6: new car parking spaces around Prince of Wales estate

PRINCE OF WALES HOUSING ESTATE LANDSCAPE AND CAR PARKING RE-PROVISION

Comments deadline: Tuesday 12 November 2021

[**CLICK HERE TO COMMENT**](#)

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I strongly object to this Planning Application because:

- Car parking spaces on this site have only been created because 31 spaces are being removed from Fuller Street Car Park. There is an increase of only 6 car spaces in total.
- Barnet Council have neglected the Fuller Street communal gardens for years. Shrubs in the play area are overgrown. Even recently, residents had to send a number of emails to the council to get greenery that was growing over walkways cut back. Takeaway rubbish is constantly dumped in gardens but not cleared which attracts foxes and rats. Therefore, it is disingenuous to claim there is a sudden need to landscape the area at the same moment the council is planning to cram four large new accommodation blocks and a two-storey PDSA on our doorstep and take away our current convenient car park or for residents to believe that any landscaping carried out will be maintained.
- The aim to revitalise Prince of Wales should focus on improving the existing community facilities, not burdening it with parking pressure when new student occupants compete for spaces, which they will as they do now despite Barnet Council and Middlesex University's protestations that few students drive and park in the area. Preventing students from getting parking permits as part of their tenancy agreement does not stop them from parking. There are ways to get around this restriction and many residents know it is not a failsafe condition. More students inevitably lead to more parking issues.
- The drastic change in demographics will impact the public areas around the flats in POW and behind the shops and Claddagh Ring pub.
- The re-provided parking from Fuller Street Car Park will only be accessible via Fuller Street so not helpful to Prince of Wales Close residents unless a small road connecting Prince of Wales Close to Sunningfields Road is provided where the grass mound is.
- The new parking provision will be by the children's play area.