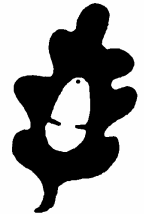


# Southgate District Civic Trust

Newsletter  
No. 224  
April 2013



[www.southgatedistrictcivictrust.co.uk](http://www.southgatedistrictcivictrust.co.uk)

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## ANNUAL GENERAL MEETING Saturday 11th May 2013 at 2.30 pm

Walker Lower Hall, Christ Church  
Parish Centre,  
7 The Green, Southgate, N14

Please come and tell the committee what you think. The nomination form for the new committee is on **page 15**.

## HISTORY GROUP MEETING Tuesday 14th May 2013 at 8.00pm

Friends Meeting House, Church Hill, N21

### “The History & Mystery of Oakfield Road”

by Geoff Jacobs

A voyage of discovery in researching the history of his own road  
**Note - this is the meeting which was postponed from March, due to illness**

**ALL WELCOME**

## THE GROVELANDS PARK CENTENARY CELEBRATIONS

Saturday 18th &  
Sunday 19th May 2013

See page 9 for details



**See inside for:** Update on the Cat Hill Redevelopment (page 12)  
Report of our March Open Meeting (page 8)  
Update on the New Southgate Masterplan (page 9)

### Other Date for your Diary:

Tues. 9th July **History Group Meeting** 8pm at Friends Meeting House Subject TBA

**NOTE! Annual Subscriptions are due — see page 15 for form.**

**Contributions to the July newsletter should be sent by Friday 7th June 2013**  
to the Editors: Mary and Colin Barratt, 13 Beardow Grove, Avenue Road, Southgate, N14 4DG  
Tel: 020 8882 2246 e-mail: [colin\\_barratt@yahoo.co.uk](mailto:colin_barratt@yahoo.co.uk)

**Notice to Newsletter Distributors:-** We hope to deliver the next newsletter to distributors during week commencing **8th July 2013**. Emailed copies should be available for members w/c **1st July**.

**Southgate District Civic Trust** ~ Established to conserve and enhance the environment in Southgate, New Southgate, Cockfosters, Palmers Green, Winchmore Hill and Hadley Wood.  
(Registered as an amenity society with **Civic Voice**).

# **SOUTHGATE DISTRICT CIVIC TRUST ANNUAL GENERAL MEETING**

**Saturday 11th May 2013 at 2.30 pm**  
Walker Lower Hall, Christ Church Parish Centre  
7 The Green, Southgate, N14

The AGM is essential to the successful functioning of the Trust. It gives members an opportunity to question the outgoing committee and to express their views. It is the time when you elect the officers and committee for the coming year.

The AGM is an opportunity to help your new Committee plan the coming year and decide on the Trust's future strategy and campaigns.

## **ELECTIONS TO THE EXECUTIVE COMMITTEE 2013/2014**

The following members are willing to stand again:

President	Audrey Kirby
Vice-Presidents	Chris Howell
Chair	Graham Beech
Secretary	Jane Maggs
Treasurer	Alastair Palmar
Social Secretary	Janet Lane
Newsletter Editors	Mary and Colin Barratt
Committee Members	Irene Stone
	Joe Studman
	Richard Purver

We have not received nominations for the posts of:

Vice President  
Publicity Officer  
Auditor

Or for new members of the committee.

In order that the Southgate District Civic Trust can continue to be involved in local projects, proposals, or issues that are of interest or concern, we need members to join the Executive Committee.

Can you spare a few hours to help with the running of the Trust?

For more information, please contact one of the committee or Jane Maggs on [jane.maggs@btinternet.com](mailto:jane.maggs@btinternet.com) .

To stand for the committee, please complete the nomination form in the Newsletter.

## **SOUTHGATE FLOWER BED UPDATE**

The Southgate District Civic Trust's campaign to restore the flower bed outside the Southgate Wimpy Bar is almost completed. As reported in the last newsletter, the wall has been repaired, Enfield in Bloom volunteers have been replanting the space and it is being sponsored by the Accommodating Company, so the future maintenance is now assured.

In the last newsletter I mentioned that the only problem left was the band of smokers from South Point House and their cigarette ends. I am relieved to say that this has dramatically improved, but not been fully stopped. The Council team are issuing fixed penalty notices to those dropping cigarette ends, which seems to have had an impact. The promised bin has yet to be installed, and will be chased up again. However, I think we can now say that the SDCT campaign has improved this small corner of Southgate.

*Jane Maggs*

## **SOUTHGATE OPEN SPACE BY THE BUS STATION**

After all the work on Southgate Circus and the flower bed, the next area in need of regeneration is the open area by the Bus Station. Since the last Newsletter, SDCT have continued to work with local councillors on the best way forward.

After various meetings and discussions, SDCT applied for a grant from the Southgate Ward Enfield Residents Priority Fund, in order to obtain the funds and expertise needed. I am pleased to report that our application was successful.

Some conditions have been applied to the grant, which means that Transport for London (TfL) will need to be consulted. Hopefully, this will not take long and the regeneration will be back on track soon. Watch this space!

*Jane Maggs*

## **CIVIC VOICE MEMBERSHIP**



I am pleased to report that Southgate District Civic Trust will be continuing our membership of Civic Voice for the coming year. Membership of this important national body gives us a range of benefits, including:

- National lobbying and campaigns on issues that cannot be changed locally
- Opportunities to meet other civic volunteers
- Voting rights at the AGM
- Information bulletins and workshops
- Helpdesk and lively website
- Cost effective insurance cover for our activities
- Free day pass to both a National Trust and an English Heritage property for all SDCT members
- Free membership of NCVO (National Council for Voluntary Organisations) who provide free advice and support
- Free access to Heritage Alliance's renowned Heritage Update news bulletin
- Free access to the web resource on urban design provided by RUDI (Resource for Urban Design Information)

If you would like any more information about our membership and the benefits, please let me know.

*Jane Maggs*



Below is a round up of the latest information from the Civic Voice newsletter:

### **PLANNING MATTERS**



#### **Amendment to Growth and Infrastructure Bill**

During a Lords' debate on the Growth and Infrastructure Bill (Tuesday 25th March), Lord True, leader of Richmond Council, introduced an amendment to allow local councils to opt out of the measures to introduce extended permitted development rights. The amendment called for local authorities to be given the option of rejecting the planning rules for extensions in the event of their being adopted at a national level. Lord True told peers "*The government has suggested a world where, in*

*close suburban neighbourhoods, people can put up a six-metre or eight-metre back garden extension and people in the house to which they may be attached have no right to say or to object. It is not hard to imagine the shock and dismay that some people will feel if they ever find out that it is happening to them. They will feel powerless and they will feel angry. This proposal is not about growth - it is ludicrous to argue that a few back-garden extensions would kick start the economy*".

Peers voted by 217 to 211, a majority of six, in favour of Lord True's amendment to the Bill, which passed its third reading stage and now returns to the Commons.

The Department of Communities and Local Government has already said it will look to overturn the amendment in the House of Commons. Civic Voice will be stepping up the campaign against the extended permitted development right proposals and will be talking to Lord True further. We will be asking civic groups to once again communicate with their local MP to support this amendment when it is debated in the House of Commons.

#### **Budget announcement to ease shop conversion rules**

We have been approached by a number of civic groups worried by an announcement in the Chancellor's budget. George Osborne indicated that the Government will carry out a further shake-up of "change of use rules" by saying they will consult on proposals to relax regulations governing conversions from retail to residential purposes.

The Chancellor said the Government will consult on allowing "further flexibilities" between use classes to support changes of use from "certain agricultural and retail uses to residential use". In a statement issued later, the Department for Communities and Local Government said the flexibilities would help secure the long-term future of high streets, "by making better use of empty buildings and bringing people back to live in town centres, increasing footfall and supporting shops".

We have been in touch with colleagues in government who have said that no further details on the policy will be announced until a consultation on the proposals is published. No date has been given for the consultation.

## [Parliamentary debate on Planning and the High Street](#)



After getting articles published in the Daily Telegraph and several other publications, Weston Super Mare MP, John Penrose, took his campaign for urban renewal a stage further this week by securing a Parliamentary debate on planning and regeneration. In the debate he called for the extended listing of urban views as well as calling for the regeneration of town centres by building above shops. You can read the debate on John Penrose's website <http://www.johnpenrose.org>.

We have contacted John Penrose to discuss how we can support him in keeping these issues alive through Parliament. We would welcome any thoughts civic groups have on this debate so please send them to [info@civicvoice.org.uk](mailto:info@civicvoice.org.uk)

## [Has the NPPF made a difference?](#)



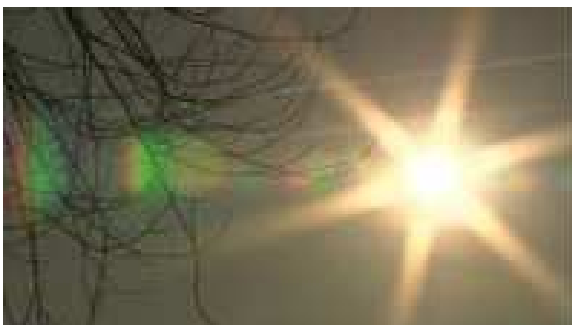
One year ago this week, the Government introduced the National Planning Policy Framework (NPPF). Published to provide a simplified version of the over 1,000 pages of guidance previously used to guide planning policy, the NPPF informs policy across the country and is pro-development. Lots of discussion has taken place over whether the NPPF has the right balance between social, environmental and economic impacts and whether sustainable development is truly defined. It is for this reason that the Local Government Information Unit, in partnership with the National Trust, surveyed and interviewed senior local government politicians and officials in 94 Local Planning Authorities (LPAs) to take an objective look at the planning debate.

In other news, Civic Voice have pointed out that the National Planning Policy Framework trumps the Localism Act and out-of-date or incomplete local development plans, the High Court has confirmed. Legal experts say the case has set a precedent that NPPF-compliant developments have the weight of the law behind them where there is no local plan.

In the landmark case, Tewkesbury Borough Council v Communities secretary Eric Pickles and two developers, the court ruled against the council. Lesson here.... get a local plan!

## [Right to light under threat in planning law shake-up](#)

A consultation to review the historic laws which guarantee householders the right to enjoy the light which comes into their homes could be scrapped to encourage the building of large developments, it has been announced.



The consultation launched by the Law Commission (with support from Planning Ministers) says the primary aim of the review is to "investigate whether the law by which rights to light are acquired, enforced and extinguished provides an appropriate balance between the important interests of landowners and the need to facilitate the effective and efficient use of land through its development.

The consultation runs to 16 May and Civic Voice would welcome thoughts from members on this to help shape our thinking.

### **New alliance calls for “Smart Growth” investment in cities, not more 1980s-style sprawl**

An alliance of civic, environmental and transport bodies, including the Campaign to Protect Rural England, Campaign for Better Transport and Civic Voice, called for a radically new ‘Smart Growth’ approach to new large scale developments. Smart Growth is a sustainable approach to planning that emphasises compact and accessible urban communities and which opposes urban sprawl and car dependency

### **Community Right of Appeal**

Civic Voice has been in discussions with Chris Skidmore MP about a Private Member's Bill he is putting to Parliament on April 24th. This Bill hopes to introduce a Community Right of Appeal.

If a Community Right of Appeal were to be introduced to England it would enable genuine objections from a community to be heard as part of the planning process.

There have been cases where powerful developers have entered into a “war of attrition” with planning authorities, bringing to bear considerable resources in fighting a refusal, resources that are not at the disposal of local authorities. Key to the adoption of a Community Right of Appeal is to ensure there is a reasonable and considered “participation threshold”. This will help legitimise genuine concerns within communities against a particular development and ensure that such a petition really does reflect a percentage of a community. If such a measure were put in place it may encourage communities to petition as they would have a degree of confidence that their petition would be taken seriously. It would also dissuade small minority groups from taking up valuable time if they did not have the support of the community.

Since we launched this campaign, we know that 50 MPs have been contacted by civic societies pressing them to support Third Party Rights of Appeal. To give it any chance of success, we are calling on all civic volunteers to contact their local MP to express support for this Bill. We need 100 MPs to support the Bill to ensure it progresses through Parliament. This is very much a numbers game. The more MPs who support this Bill, the more weight it will carry.

### **More measures to streamline planning applications proposed**

Further measures designed to streamline the planning application process have been put out for consultation by the Department for Communities and Local Government (DCLG). Planning Minister Nick Boles said the changes would cut out unnecessary paperwork, bureaucracy and duplication.

Proposed measures include

- reinstating an applicant’s ability to challenge councils about the information necessary for an application to be valid
- removing the need for councils to list their reasons for granting planning permission.
- remove the requirement to provide design and access statements with most minor applications where, the department has argued, statements add little value to the design process but add significantly to the cost and complexity of preparing an application.

The Government has stressed that these moves do not mean the administration has changed its policy on the need for good design. The Government said it still expects decisions to reflect the importance placed on good design.

## STREET CLUTTER

### [Street clutter reports from around England](#)

Street Pride is Civic Voice's national campaign supporting local action to help rid our streets of unnecessary clutter. At the heart of our Street Pride is a campaign toolkit with information on a street survey which your local group can undertake. You can download the tool from the website (<http://www.civicvoice.org.uk/campaigns/street-pride>), as well as reports submitted from other civic groups.

This photograph of the untidy agglomeration of signs at the Ballam Rd entrance to Lytham was passed to Civic Voice by Lytham St Annes Civic Society. The civic society were told by a representative of Lancashire County Council that this is part of a programme of new directional signage in Lytham and St Annes which meets modern standards.



What a mess!

*Are you interested in removing street clutter from your local area? Let SDCT know if you want to be involved in this campaign.*

## CAMPAIGNS

### [Civic Watch](#)

Last year, ten civic societies across the country piloted Civicwatch

We want Civicwatch to become the civic movement's annual contribution to finding out how proud we all are of our towns, villages and cities. The results from Civicwatch will then be used locally by each civic group and by Civic Voice to capture the "civic state of the nation". Last year over 4000 people responded to the survey and this year we would like to double this and get over 10,000 responses.

We were delighted that groups including Fleet, Saddleworth, Newcastle, Winchester, Marple, Louth, Hunstanton, Chester and several others all participated in the first Civicwatch survey.

We will be running Civicwatch again in 2013 to build on from the first year results. More information is available from: <http://www.civicvoice.org.uk/campaigns/civic-watch/>

*Do you want to be involved with a SDCT response, then let us know.*

## OPEN MEETING - 2<sup>nd</sup> March 2013

### ‘Grovelands House – The Nash and Repton Vision and its 1980s Restoration’

By Dr Audrey Kirby

With the Grovelands park centenary event coming up in the next few months, this talk was a timely reminder of the historical importance of the Grade I listed Grovelands House.



Audrey gave us a brief history of the site, before moving on to discuss John Nash and the background to his design of this relatively modest house. Amazingly, it originally only had five bedrooms, but they all shared one WC! The gardens were designed by Humphry Repton, the landscape designer. He and Nash worked closely together for about five years, until they fell out. Repton wanted gardens to look like the country rather than laid out in a formal way. Amongst other things he was responsible for creating the ha-ha, as well as damming the stream to create the lake, both of which can still be seen today.

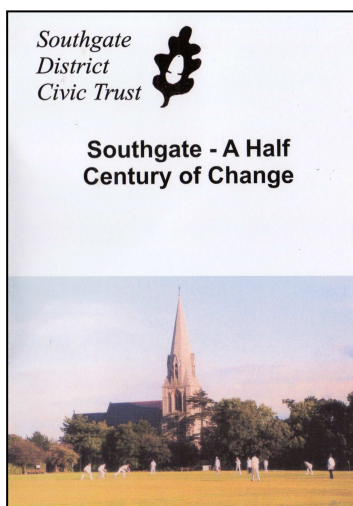
Audrey had a range of photos, which showed details of the house and she gave us an insight into the impressive features of the buildings and garden. After the house stopped being used as a home, it had a range of uses including a convalescent home in the 2nd World War, but then was left empty and abandoned for about 8 years. During that time a lot of damage was done to the house and Audrey’s slides illustrated this very vividly. The house was finally acquired by the Priory Hospital who spent a considerable sum on restoring and sympathetically converting it.

After the talk, there were a number of questions as well as reminiscences of the park and house. The state of the Granary was discussed, as this Grade II listed building, which was originally restored by the Southgate District Civic Trust, has been allowed to fall into disrepair. Following the discussion at the meeting, a new campaign to bring it back to its former state is being planned.

After the talk, a member of the Friends of Grovelands gave an update on the plans for this event on 18<sup>th</sup> & 19<sup>th</sup> May 2013. More details can be found on the Groveland centenary website – go to [www.N21.net](http://www.N21.net) and follow the links. Since the meeting it has been confirmed that Southgate District Civic Trust will have a stall for both days, (see page 9).

*Jane Maggs*

### DVDs for Sale



In last April’s edition of the newsletter, we announced that we have produced copies, in DVD format, of the two Edgar Chard films, “Southgate – A Glimpse of the Past” (1950), and “Southgate Celebrates the Coronation of Queen Elizabeth II” (1953), plus “The Recorder 1907-1916”, (which is a data disk). We now have another DVD available, transferred from the original VHS tape, which was commissioned by the Trust in 2000, as a Millennium project, 50 years after the original Southgate film. It’s called “Southgate – A Half Century of Change”, and shows clips from the Glimpse of the Past film, together with the same scenes in 2000. Copies of all the DVDs are available from me, at £12 plus £1.50 postage, using the contact details on the front of the newsletter.

*Colin Barratt*



## GROVELANDS PARK CENTENARY

This year marks the centenary of Grovelands Park. It was officially opened by the Lord Mayor of London on 12<sup>th</sup> April 1913. The Friends of Grovelands Park are organising a celebration on **Sat. 18<sup>th</sup> and Sun. 19<sup>th</sup> May**. Large banners have been put up at all the entrances to the park, and the Friends are hoping that the event will attract a large number of people.

The celebration will be held in the area of the park near the tennis courts. There will be two stages, plus two large marquees. Details are still being finalised, but they are planning to have a children's parade into the park, various musical performances, a dog show, sports displays, food and drink stalls, charity and various other stalls, children's activities, photographic and art competitions, films and historical exhibition and an ecumenical church service. They also hope to re-introduce rowing boats for hire on the lake over the weekend. (See these websites for current details of the centenary: [www.grovelandspark.net](http://www.grovelandspark.net) and [www.n21.net](http://www.n21.net)).

The Trust has been invited to help organise the historical exhibition in one of the marquees, which will show the development of the House and Park, from the earliest records in the 16<sup>th</sup> century to the creation of the park and photos of its use up to the present. There must be many people who have taken photos in the park over the years, so if you have any which we could use in the exhibition, even if they are just family outings, we would like to know.

The Trust will also be having its own stall:- to raise its profile, talk to locals about our activities and sell our publications. We will need a rota of helpers to run our stall over this weekend, so please let us know if you can spare an hour or two.

*Colin Barratt*



The above are printed with permission of the Enfield Local Studies Library and Archive

## NEW SOUTHGATE MASTERPLAN

The latest developments in the "Take the High Road" project were announced at the meeting of the New Southgate Neighbourhood Panel on 12 February. Phase 1, the High Road Open Space improvements were due to begin at the end of February and I understand that work is now in progress. The Council consulted very intensively, every household within the Plan area having a form delivered although a disappointingly low proportion of those consulted responded. However, the suggestions made were followed as far as possible, including those made by the pupils of Garfield School. The total cost allocated to the improvements come to £180,000. Some of the local residents have expressed scepticism about the wisdom of spending so much Tax Payers money in an area which is notorious for the degree of vandalism inflicted on existing facilities. The Council has decided to set up a working group to monitor the improvements and later it is hoped that a Friends of High Road and Grove Road Open Spaces can be formed. In any case great care will be needed to protect these Open Spaces when all the work is completed. The next phase of the delivery will be Grove Road Open Space in April/May. The remaining improvements are due to commence as follows:

Phase 3, Highways and Public Realm Works, September 2013,

Phase 4, Betstyle Path, November 2013, Millennium Green, November 2013

and the whole project to be completed by March 2014.

There will be a new cycle and pedestrian access to the Betstyle Path after localised consultation.

*Graham Beech*

## HISTORY GROUP MEETING

March 2013

The speaker in March was due to be Geoff Jacobs, but unfortunately he was unwell on the day. I decided to go ahead with the meeting, and offered those who came a choice of two subjects, which I already had available as presentations for earlier talks. The favoured choice was for the talk "A Brief History of New Southgate", which I gave.

Geoff has agreed to give his talk on Oakfield Road at the next meeting, in May.

*Colin Barratt*

## SOUTHGATE DISTRICT CIVIC TRUST MEMBERS DINNER

**Thursday 25th April 2013**

Following on from the highly successful Annual Lunch is a new social event in the Southgate District Civic Trust calendar – **The Members Dinner**.

The event: 3 course dinner with coffee at a cost of **£20**

When: **7pm Thursday 25<sup>th</sup> April 2013**

Venue: Southgate College, High Street, Southgate, London N14 6BS.

To book a place or for more details please contact: **Janet Lane** on 020-8886-3303.

## SDCT WALK AROUND SOUTHGATE

**(in association with Jaywalks)**

**Sunday 28<sup>th</sup> April 2013**

On this 90 minute walk between the villages of Southgate and South Street we meet the owner of the first motor car in Southgate, the lawyer who played with matches and got burnt, and of course the Walkers, their influence is everywhere.

Meet at 2.30pm at Southgate Station.

SDCT members £2.00. Non members £5.00. Concessions £3.00

For those that don't know him, as well as a member of SDCT, Joe is a qualified City of London Guide who leads themed walks through the City of London.

For more information on his walks, see Joe Studman's website or contact him directly: [www.jaywalks.co.uk](http://www.jaywalks.co.uk)

Tel: 0787 553 7295

## TOURS OF THE HOUSE OF LORDS

Following Kathleen Richardson's offer to lead tours around the House of Lords, for members of the Trust, two tours have now taken place, and were greatly enjoyed by all who went. We are very grateful to Kathleen for taking the time to arrange these. She is willing to take more groups, so if anyone else is interested in a tour, please let me know.

*Colin Barratt*

## PLANNING GROUP REPORT

The group have had 20 town planning applications since the last newsletter report, and we have had three meetings. The one in January was attended by Councillor Robert Haywood, a Southgate Ward Cllr, who had shown an interest in what the SDCT was involved in and was invited to come to a planning group meeting. He contributed quite a lot to the evening and appeared very interested in how much work we cover during a meeting. We hope that he comes again, and any of our members who would like to do the same and spend an evening with us are welcome to contact me.

There have been numerous applications for works to trees in the past months. Stephen Downing, LBE's dedicated tree officer, is the one to contact if any member needs advice or has concerns regarding trees in their area, especially if it is within a conservation area, or regarding a tree that has a Tree Preservation Order on it.

The Walker Primary School, Southgate Green, N14. The Council have said that they will not proceed with the expansion of the school because of objections by the Governors. In September there will be a new Head teacher. The school does need work done to it and it is possible that if extra land can be used then extending it could go ahead, that could eliminate the need for a 3 storey building to be erected. The Council has apparently £25,000 from a Government grant to spend on the works.

Cat Hill, Former College Campus, Barnet. The Council Planning Committee has given Approval to the Residential Housing application for development of the site by London & Quadrant. At that meeting there was a great deal of objection. The Campaign for Cat Hill committee has not given up yet. I have written to the Mayor of London and the GLA, with our objections, because he is the one with the final say as to whether the decision of the LBE planning committee will be upheld. (See also page 12).

Broomfield House & Park, N13. It was with disappointment that we heard that the Heritage Lottery bid for funding had been unsuccessful. There was limited information about why at this stage but it was said that HLF had a great many applications, and this was not a total refusal. However, a joint meeting with HLF who had invited another bid, was being arranged. (See also below).

We have had the usual selection of applications in all our conservation areas, including a few for BT Cabinets. One that has been refused by the Council was for another cabinet beside the flower bed at the side of The Wimpy Bar, 2 Chase side, at the corner with Winchmore Hill Road and is within the Southgate Circus conservation area. The Trust has been improving this flower bed, and considering the time and trouble it took the Council to remodel Southgate Circus it seemed an insensitive position to place such an obtrusive article. (See also page 3).

The group has also discussed a pre-application and exhibition held at Southgate College that has merged with Barnet College. It is a proposal for a new 2 storey building on the Southgate Campus to provide a new learning environment for disabled students and those with learning difficulties. The main access will remain in the High Street, but specialist buses would use an existing Blagdens Lane entrance for dropping off and picking up students. The proposed building will be sited near to this entrance. It is not in a conservation area and will not create any problems to the listed properties on the High Street.

Our meetings are held monthly, at 6 Eversley Mount, Winchmore Hill, N21 1JP at 8.00pm.  
I can be contacted on 0208 364 3500, if anyone would be interested in joining us.

*Irene Stone  
Group Chairman*

## **BROOMFIELD HOUSE RESTORATION**

In March, Enfield Council officers and the Broomfield House Working Group met with Heritage Lottery Fund officers to hear the results of their joint bid for the restoration. Although the HLF report initially recommended acceptance, the Fund Board turned it down, in favour of less risky ones. However, the Board commented positively on the bid.

The Council and the Working Group are now considering their next steps. This could include reducing the scale of the project (restoring only the oldest part of the house), and /or seeking additional funding elsewhere.

## NORTH CIRCULAR AREA ACTION PLAN

On Saturday 9<sup>th</sup> March the Council staged a special “Fun Day” exhibition at the Trinity at Bowes Church Hall, widely advertised to demonstrate how life for everyone will be made better by all the improvements being made in the North Circular Area Action Plan. This included the plans for new housing by the Notting Hill Housing Association. Planning Applications for Sites 11 and 14 have been submitted. These are sites to the North and South of Bowes Road at the junction with Wilmer Way/Telford Road. The Council’s vision of the good life is obviously not shared by many of the existing residents and other interested parties who turned up at a public meeting of the Planning Panel the previous week. Essentially, the objections to the present designs on the South Side are that they are an overdevelopment of the site, the buildings are still too high and will overshadow existing properties and vehicular access to the site is too limited given the number of cars likely to use it creating a nuisance to residents in the roads through which the new properties would gain access. Also many gardens would disappear reducing greenness. On the North Side, the Head Teacher of Broomfield School complains that the school would be overshadowed by the new houses in the mews which is to be created behind the line of existing houses in Bowes Road. I would not rate very highly the chances of any of the objections being met by substantial changes to the proposals as they would necessitate reductions in the number of new housing units and possibly the demolition of existing houses in adjacent roads to create better access.

The submission document for the entire NCAAP was due for publication on 8<sup>th</sup> March with a consultation period of seven weeks. Altogether, the Plan would create 1300 new homes. What was missing from the exhibition was any definite design for the Ritz Parade site, of particular interest to me as I have explained earlier (see my article on our website). The artist’s impression on display of what a complete development of the Ritz Parade site might look like showed a bland, nondescript mixed commercial/housing block. I was therefore relieved to learn from the NHHA representative that this was just an idea and not a proposal. He explained that an overall development was constrained by the Jehovah’s Witnesses’ long lease on the former cinema. NHHA therefore intend to put forward a consultation document offering either a complete development of the whole site or a partial development in which all or part of the Ritz Parade would be preserved. Of course, my preference is to retain this iconic and characterful building intact.

*Graham Beech*

## UPDATE ON FORMER CAT HILL CAMPUS Middlesex University, Cat Hill, Barnet, EN4 8HU

On 4th March 2013 the London Borough of Enfield Planning Committee met to decide on planning application No. **P12-02266PLA**. The first application TP/11/0904 was unanimously rejected in March 2012.

### **PROPOSAL:**

Demolition of existing buildings and redevelopment of the site to provide a total of 231 residential units comprising 162 self contained flats and 69 houses comprising the following breakdown:

### FLATS:

Block A: Part 3 and 4 storeys with balconies (10 units; 2x 1 bed and 8x 2 bed).

Blocks B, C, D, E, F: Part 4 and 5 storeys with recessed balconies. Each of the 5 blocks incorporate part ground floor/basement parking as well as a projecting lift shaft/staircase rising higher than the top storey.

Block B: (32 units; 8x 1 bed, 16x 2 bed and 8x 3 bed).

Block C: (28 units; 8x 1 bed and 20x 2 bed).

Block D: (32 units; 16x 1 bed, 8x 2 bed and 8x 3 bed).

Block E: (32 units; 24x 2 bed and 8x 3 bed).

Block F: (28 units; 8x 1 bed, 8x 2 bed and 12x 3 bed).





**HOUSES:**

- 57 TERRACED houses comprising a mixture of 3 & 4 bed units with dormer windows to the front and rear, some with a balcony area.
- 12x 4 bed SEMI DETACHED houses with front & rear dormers together with raised ground level stepped terraced rear gardens.



- CAR PARKING: 245 spaces
- PUMPING STATION
- ELECTRICITY SUB STATION
- TRIM TRAIL
- AMENITY SPACE: Private & communal, including 3 play areas
- LANDSCAPING
- INTERNAL ACCESS ROADS
- RAISING of GROUND LEVELS
- OTHER ANCILLARY WORKS, including DRAINAGE

**RECOMMENDATION:**

Approval subject to referral to the Greater London Authority (GLA) and S106 agreement, and subject to 60 conditions.

Objections have been, and were again on the night, raised by Enfield and Barnet MPs, local Councillors and GLA members, local campaign groups (including the Campaign for Cat Hill and the Southgate District Civic Trust), Wildlife Conservation Groups and members of the public. Local residents had submitted 485 letters of objection (there was one in favour) and 300+ witnessed proceedings (I was one).

**OUTCOME:**

Planning permission was granted as recommended plus one extra condition regarding a contamination report.

I found it worthy to note that Mike Derbyshire, Planning Consultant for Savills speaking in support of L&Q's application, in his final words to the Planning Committee reminded Enfield Council of the £2.2 million they will receive in New Homes Grant should this development go ahead.

Minutes of the Special Planning Committee are now available at the Council and Democracy area of Enfield Council's website at <http://governance.enfield.gov.uk/ieListDocuments.aspx?Cid=124&MIId=8447&Ver=4>

The Campaign for Cat Hill continue to object to this development. At a resident's meeting held on 21<sup>st</sup> March 2013, attended by local Councillors, a new Cat Hill Area Residents Association was formed and it was agreed to appeal to the High Court about the decision.

Further detail can be found at <http://www.spanglefish.com/campaignforcathill/>

*Elaine Tyler*

## **SOME LONDON EVENTS**

### **The Huguenots of Spitalfields Festival 2013 (8th - 21st April 2013)**

The festival includes walks, talks and events. For more details go to <http://www.huguenotsofspitalfields.org>

### **VESTRY HOUSE MUSEUM, WALTHAMSTOW – current exhibitions:**

#### **Walthamstow High Street (extended until 12 May 2013)**

Discover the colourful history of life on the High Street. In the late 1800s it changed from a quiet residential road, lined with large villas, into a hub of shopping and entertainment.

#### **Waltham Forest in Pictures (9 February - 31 December 2013)**

A display of oils, watercolours and drawings from the Museum's collection, showing some familiar places in a new light, and a few surprises too.

More details from Museum: 020 8496 4391 <http://www.walthamforest.gov.uk/pages/services/vhm.aspx>

*If you are aware of events that may be of interest to members, please let us know.*

## NOMINATION FORM – ANNUAL GENERAL MEETING – 11<sup>th</sup> May 2013

To: The Secretary,  
Southgate District Civic Trust,  
108 Chelmsford Road,  
Southgate, N14 4JL

From: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I wish to nominate \_\_\_\_\_ for election as:

A. An officer of the Trust, in the post of \_\_\_\_\_

B. A Member of the Executive Committee  
(Delete as appropriate)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

I agree to be nominated for the above position. Signed: \_\_\_\_\_

Address: \_\_\_\_\_



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## SOUTHGATE DISTRICT CIVIC TRUST – MEMBERSHIP RENEWAL

Your subscription for the year 2013-2014 is now due, and it will help if you can please use this form, and send it with your payment to the Treasurer as soon as possible. At the same time we will be pleased to receive any additional donation to the Trust that you may like to give. Many thanks for your ongoing support.

THE AMOUNTS FOR MEMBERSHIP ARE:-

**Non-Pensioner Household £7**

**Pensioner Household £4**

To: Alastair Palmar  
Treasurer  
Southgate District Civic Trust  
5 Tintern Gardens  
Southgate  
London, N14 6AS

I enclose my 2013/14 subscription £ \_\_\_\_\_

I also enclose a donation of: £ \_\_\_\_\_

Total: £ \_\_\_\_\_

Date: \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

E-mail address: \_\_\_\_\_

### **We need your help**

For the Trust to survive, we need more members to help with its work. If you can give practical help with any of the following, please tick:

Clerical work    Newsletter delivery    Survey work    Town planning

Social events    Publications    Publicity    Local history

