

HOW SUBURB CONSERVATION WORKS

"Where any area is for the time being designated as a conservation area, special attention shall be paid to the desirability of preserving or enhancing its character or appearance in the exercise with respect to any buildings or other land in that area of any powers under this Act..."

from the Town and Country Planning Act 1977

Hampstead Garden Suburb is one of the thirteen Barnet Conservation areas and the Town and Country Planning Act lays down the criteria against which proposals for alterations within the area have to be considered. Theoretically, there are watertight arrangements to prevent unsuitable alterations within the Conservation area, but they sometime slip through in spite of all the checks and balances.

First of all, there is the London Borough of Barnet, which has the responsibility of deciding on planning applications in the Borough. All applications within the Suburb are referred to the Conservation Area Advisory Committee (CAAC) which meets every three weeks, and notices are sent to adjoining owners who might be affected by the proposals. The Council's Planning Officer will then prepare a report on the scheme incorporating all comments and objections, including the views of the CAAC. This report is considered by the Central Area Planning Sub-Committee, which makes the decision on most applications. Any controversial application may be referred to the Planning and Research Committee of the Council, if an applicant is aggrieved by the Barnet Council's decision, he has the right of appeal to the Secretary of State for the Environment.

Even though approval may have been granted by Barnet, the proposals have to be submitted to the New Hampstead Garden Suburb Trust. The Trust's procedures include preliminary consideration by the Trust Architect, by the Property and Plans Committee (PPC) and finally by the Trust Council which makes the final decision on the proposals. The Trust has a two-fold duty: firstly under the Scheme of Management for the Suburb, it is responsible for the Freehold properties which were enfranchised under the Leasehold Reform Act: secondly the Trust administers the leasehold properties in its role as landlord.

The Residents Association has no statutory powers, but it is a pressure group with the object of seeing that the high standards of conservation and amenities in the Suburb are maintained. It has good relations both with the Barnet Council and the New Hampstead Garden Suburb Trust. It is represented on the CAAC by four Suburb residents who have the good of the Suburb at heart and incidentally other residents sit on CAAC as representatives of other organisations such as the institute and the Royal Institute of Chartered Surveyors. The RA also has a representative on the Trust's Property and Plans Committee, whilst for the time being other members are attending the monthly meetings of PPC in rotation. Twice a year, liaison meetings are held between members of the Trust Council and members of the Executive Committee of the Residents Association in order to discuss Suburb problems.

The Conservation and Amenities Committee (Consam) is a Committee of the RA Council with the duty of seeing (as far as possible) that the principles laid down by the Town and Country Planning Act, as set out at the head of this article, are upheld. Consam receives lists of planning applications both from Barnet and from the Trust, very often numbering 40 or 50 per month. We do what we can to give our opinion on as many cases as possible; plans are inspected and visits to properties are undertaken, but the extent of these activities is limited by the small number of members and by the time element. Consam also has an Infringements Officer, who monitors cases where work has been put in hand without permission or where the use of a building or premises has been changed without authority.

Consam could do more if its membership were increased: we would be delighted to hear from any resident who might be willing to join us in this important work. The Chairman's telephone number is 081-458 1677.

DEM

ST JUDES MARKET

Over £3,000 was raised for charities at the St. Judes midsummer Market organised by Geoffrey Britton and Henry Jeffery.



Above: John Major MP who finds time to visit many Suburb functions chats to Father Jeremy Bunting the Major of Barnet and Helen Rose. Below: Susie Freeborn and Henry Jeffery scoop fast melting ice cream. Far below: Barbara Britton, Twin Luckham and her sister.



Barbara Honeyball.



The Georgetown family ran the Tombola

Fellowship

Once again through 'Suburb News' we would like to thank residents who have contributed to our funds and to give a little account of our stewardship.

Even in an 'affluent' area like the Suburb there is still need for a welfare organisation that can give financial help; also we must acknowledge that human need must also be met at the practical, caring level. Good neighbourly caring and statutory help to which all are entitled are the first ways that need should be met, but it is a great privilege given to the Fellowship to fill some of the gaps that are left.

In the last year, to supplement that which is provided by the Health Service, we have started a Chiropody Service where members of Fellowship House can receive treatment every six weeks from a professional chiropodist at a nominal charge, the rest of the fees being paid out of Fellowship funds. Since the inception of the scheme, there have been 36 on the rota and in the autumn we hope to be able to cater for at least 48.

We still give help for gardening, either by providing a jobbing gardener and paying part of the cost, or subsidising the less well off who have acquired their own gardeners. Each case is judged on its merits so that we are not taken for a ride!

During the severe winter, some fuel grants were given and periodically other small grants are given to meet special needs.

We have discussed, as did the Tony Mandelson memorial group, providing transport facilities for hospital and other necessary travel. We have decided that it is best for individuals to make their own arrangements and for us to make funds available to help with the cost.

Our funds enable us to pay part-time visitors (at present visitor) to help the housebound to supplement statutory assistance. We are always ready to consider requests for such help, even though sometimes we have to admit that it is beyond our scope, but even then we can sometimes give good advice.

Fellowship House in Willifield Way is still a major means of our caring for the elderly, although that word need not conjure up only a picture of decrepit individuals as shown on the road-sign nearby! Here, under the guidance of the Fellowship House Committee, every week-day different activities are provided to suit various tastes, as can be seen in our report circulated with the RA Report earlier this year, and as was provided at the Institute Open Week in July.

At present the Fellowship Committee is without a full secretary but requests for help or information can be made through the Chairman or any member of the Committee is made up of representatives of most aspects of the caring life of the Suburb.

RYB

Present Laughter

The Hampstead Garden Suburb Dramatic Society entered their production of Noel Coward's "Present Laughter" for the 1991 Barnet Drama Festival and came away with another award for best supporting actor. This year it was Richard Kinder, for his very amusing portrayal of the would-be playwright, Roland Maule. The winning entries must have been very good because I really thought this production was a winner. The director, Robert Jayes, saw to it that the action moved smoothly and wittily and he achieved some excellent character studies from his well-chosen cast. It is a shame that there is no prize for the stage designer, since Simon Ramsey's elegant white set was quite breathtaking and ranked with the best the Society's designers have produced over the years.

Bill Critchley was just a little bit too nice as the self-centred

Garry Essendine. There was a very good portrayal by Jon Musker of the all-knowing servant, Fred, who seemed to have acquired some of his master's habits. Mirian Clark looked absolutely ravishing as the scheming Joanna Lyppiatt and her seduction scene with Garry was very well done. Philip Grant, as her husband and Jav Punwar, as her admirer, managed to make these rather colourless characters telling. In fact some of the minor characters have a thin time of it, especially the women, but Susan Quine as Daphne, Patrice Sheldon as Garry's ever patient secretary and Caroline Wright as the long-suffering ex-wife, took their chances. Richard Kinder as the ridiculously highbrow, Roland, was extremely funny and thoroughly deserved his award. Altogether a great success.

LS

GOURMET CLUB

ARE YOU GOOD ENOUGH FOR THE GOURMET SOCIETY

Perhaps not. On the other hand, perhaps you are - but haven't yet joined because you think you're not. Indeed, the Society has a problem: many people have told us they would like to join, but are afraid they wouldn't be 'good enough'.

So! To solve this problem, we have devised a short questionnaire. How do you score?

Answer Yes or No to each of the following:

Q.1 Do you like food?

Q.2 Do you appreciate good cooking?

Q.3 Do you sometimes like to eat Sunday lunch out, with a group of people?

Q.4 Do you like to eat out well, but without spending the earth?

Q.5 Do you enjoy a glass of good wine?

Q.6 Do you enjoy good ethnic food?

Q.7 Do you enjoy dinner parties?

Answers below:

Are you eligible? "Yes" to questions 1 and 2 means you are eligible. Your next step is to send for more details from: The Secretary, The GHS Gourmet Society, 12 Hutchings Walk, London NW11 6LT.

Message from the Chairman

Is the Suburb a caring community? If one looks at the activities which go on, and the financial support for charities (the numerous fund-raising "Bring & Buy" sales, coffee mornings, etc.), and the very large amount raised each year, through the R.A., for Fellowship, then the answer should be "Yes".

And we do care for our environment, as illustrated by the outcry that greets any perceived threat, and by the noble people who pick up litter from their roads every day of the year.

But how much of this caring id done by an ever-decreasing band of the same dedicated long-term Suburb residents? Go to any Suburb "event" and you will see roughly the same people there. In many ways it is good that we have this village-type atmosphere, but what about the rest of you, out there? Won't you come and help us - by delivering

"Suburb News" perhaps, or by being a Membership Representative for your road, or by offering your skills and experience to one or other of our Committees: you will find each Committee comprises a surprising amount of professional expertise.

The Chess Club, Theatre Club, and Gourmet Society resulted from a bright idea originating from the Membership Committee, and they have incidentally brought some new helpers into various R.A. activities.

Do please pause a moment to ask yourself what living in the Suburb means to you, and if the answer is that you would not really be happy living in any other part of London, come along and help us to keep it the unique and lovely place it is.

EW

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& Co.

Estate Agents
And a Little More

081-458 8411

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LANDLORDS LESSEES OF FLATS RESIDENTS ASSOCIATION

DO YOU HAVE LANDLORD/TENANTS PROBLEMS?

RESIDENTS

ARE YOUR SERVICE CHARGES REASONABLE AND FULLY EXPLAINED?

IS YOUR PROPERTY CLEAN, TIDY AND WELL MAINTAINED?

DO YOU HAVE A GOOD RELATIONSHIP WITH YOUR LANDLORD?

LANDLORDS

ARE YOUR RENTS/GROUND RENTS COLLECTED PROMPTLY AND ECONOMICALLY?

ARE THEY PROPERLY ACCOUNTED FOR?

DO YOU HAVE A GOOD RELATIONSHIP WITH YOUR LESSEES/TENANTS?

RESIDENTIAL MANAGING AGENT
WITH OVER 30 YEARS EXPERIENCE
AVAILABLE ON A CONSULTANCY BASIS.
WOULD BE PLEASED TO DISCUSS FULL
MANAGEMENT RESPONSIBILITY.

PARNES PROPERTY
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