



Crafts arcadia"



500 additional properties on the Suburb have been Listed as buildings. The listing of all the buildings on the Suburb carried out, initially, by the

Heritage. The cachet of Listing may add to the value of residential property. However, it does impose certain obligations on the owner. Besides obtaining the approval of the Trust and the London Borough of Barnet, owners are also required to get Listed Building Consent before carrying out any alterations. This applies not only to external works but also internal changes such as removing walls, fireplaces or doors. The process is administered by the local authority, and the person to contact is **Bob Parsons on 0181 359 4601**. In deciding whether to grant Listed Building Consent, the main criterion is the extent to which the character of the building would be altered.

Under Section 9 of the Planning Act 1990 it is a criminal offence to demolish a Listed Building, or alter or extend such a building in a way which would affect its character,

without consent, and the penalties for this can be heavy. Certain changes to gardens also require Listed Building Consent.

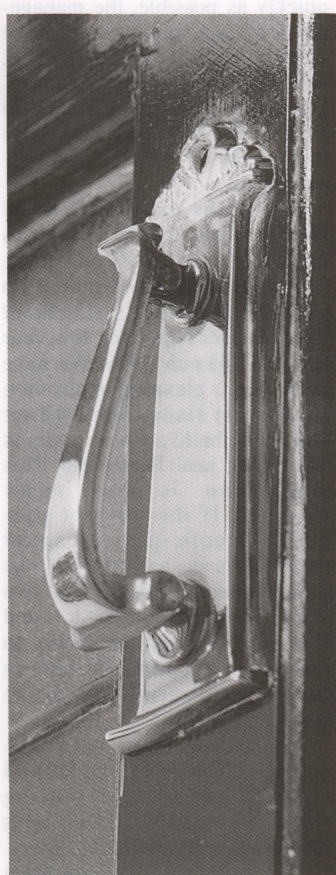
Grants for the repair of buildings of outstanding architectural or historic interest, which usually means Grade I and Grade II* buildings, are sometimes available. However, Barnet have confirmed that at present there are no funds available.

The main financial advantage of Listing is that alterations requiring Listed Building Consent are exempt from Value Added Tax (VAT) which is currently 17.5%. This does not include routine maintenance and repairs. The procedure is for your builder to give you a 'zero rated' bill, or else, if it has been paid, to reclaim the VAT from your local Customs and Excise Office.

C M Kellerman



Image of decorative door handle with curved design.



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Lord Inglewood said: "Hampstead Garden Suburb was begun in 1907 to the designs of Barry Parker and Raymond Unwin, aided amongst others by Sir Edwin Lutyens, and is internationally renowned as the best example of its type. At the time it was seen as an experiment in social reform under which good architecture and planning would help to create fully integrated, stable communities and help resolve tensions between rich and poor.

"Although a significant number of buildings in the Suburb are already listed, most of these are

either those originally designed for upper middle class occupants or public buildings designed by Lutyens and other fashionable architects. Very few buildings in the artisans' quarter of the Suburb were listed, although this is arguably its most successful architecture and where the chief interest of this social housing experiment lies. The new listings therefore correct the imbalance which currently exists in the protection afforded to the Suburb.

"The value and interest of the more modest houses in the artisans' quarter has become clearer in recent years as our appreciation

and understanding of vernacular architecture, upon which their designs are based, has grown. The attention to detail, and the quality of the designs and the materials used - both externally and internally - very much reflect the concerns of the Arts and Crafts movement of the time.

"By listing a carefully selected group of buildings in Hampstead Garden Suburb, we are ensuring that this Arts and Crafts arcadia, built on the foundation of a progressive ideal of social harmony, will survive as an enduring feature of the national and international heritage."



Enjoy a taste of Italy in Temple Fortune

A bright welcoming atmosphere has been created by the complete restyling and furnishing of the area's oldest Italian restaurant.

"Our new round tables have proved very popular with our guests," says Gianni.

Regular diners certainly appreciate the Capriccio. Katie Boyle says, "It's a thoroughly family affair - they do perfect zabaglione, freshly made - always have vegetarian dishes and make the most wonderful salads."

Writing in the Sunday Telegraph Donald Sinden said, "I go to the Capriccio twice a week; it's straight-forward no-nonsense Italian food. Leo, Danilo and Gianni who run it make it a delight to go there - everyone should have a local like it."

For table reservations please telephone

0181 455 4432

Capriccio Restaurant

20 Temple Fortune Parade, Temple Fortune NW11