

Letters to the Editor



trading-estate-grey flat roof to adorn this extension, whereas all the other roofs around are pitched-tiled roofs.

According to extant by-laws and normal practice, a notice of intent has to be posted in the vicinity of a proposed extension and affected neighbours are invited to inspect the plans and make comments and/or file objections. This did not happen in this case. We were neither informed or consulted. Nevertheless, both the HGS Trust and Barnet issued permits for the building and a monstrosity was allowed erected right in front of us.

The Suburb Architect was most apologetic, when invited to view the outcome: "We made a mistake here; we never realised how it would look from your house; we should have..."

But nothing concrete has happened since. The neighbours, who profess to be keen to maintain the beauty of the area, shrug their shoulders. They argue that they were given permission for the extension and that they complied with all the relevant requirements; hence, they refuse to do anything (such as erecting a trellis or putting plants on the ugly roof) to ameliorate the situation. It is not their problem.

Perhaps the local authorities are too remote and do not wish to be involved in what would or would not be acceptable within the spirit of the HGS and, alas, the Trust cannot be

relied upon to exercise proper control. This case clearly demonstrates that the time has come to review the existing procedures.

Yours
Samuel Eilon

In answer to Professor Eilon's letter there are a number of points to make: Both the Trust and Barnet consulted the immediate neighbours before granting the owner of number 1 Constable Close permission to put up a single storey extension behind an existing garage. The question of why the application was not advertised on a lamppost in the vicinity is something to raise with Barnet.

The extension was required for medical reasons. It would have been visually far more obtrusive if the extension had a pitched tiled roof. Instead the flat roof matches the existing garage.

The extension cannot be seen from either the garden or ground floor rooms of Professor Eilon's house, and is only visible from an upstairs bedroom.

Professor Eilon does not live on a desert island but in an urban environment, and it is inevitable that when properties are altered they will be visible from other houses. Both the Trust and Barnet spend a great deal of time to ensure

that, as far as possible the alterations match the original architecture.

CHRISTOPHER KELLERMAN

10 Thornton Way, NW11 6RY

Sir
The Hampstead Garden Suburb Trust recently gave planning consent for an extension to a house that was described by the Conservation Area Advisory Committee as "...unsympathetic to the elevation and detrimental to the rear elevation as a whole". The Committee advised that the application should be refused. Moreover the applicant was not a resident who needed extra space for his growing family but an international company which had purchased the house purely for immediate resale at a profit. The purpose of the extension was to justify the increased price for which the house was immediately re-marketed.

The Trust was established to do all things possible to maintain and preserve the character and amenities of the Suburb. It is clear that it is failing in this duty and it is also clear that it does not follow its own design guidelines.

In this case the application: -
1. Did not comply with the guidelines set out in "Design Guidance" published by the Trust and Barnet
2. Was opposed by the Conservation Area Advisory Committee
3. Was opposed by the neighbour most affected
nevertheless the Trust saw fit to grant consent.

The Trust exercises considerable power yet its deliberations are secret, its decisions are not open to scrutiny or discussion and it is accountable to no one.

If any other residents share my concerns I would be pleased to hear from them (8458 3122).

Yours
Frances Field

There are a number of points to make in answer to Mrs Field's letter: The Conservation Area Advisory Committee (CAAC) advises Barnet and not the Trust Council. While Barnet will take the views of CAAC into account in reaching their decisions they are not bound by their recommendations.

Both the Trust and Barnet have a legal obligation to process applications made by owners of Suburb properties, and it is completely irrelevant whether the owner is a private individual or an overseas company. The motives for making an application are also irrelevant in law.

What Mrs Field is objecting to is a modest rear extension which was built at the adjoining property (number 8). Besides her no one else had raised any objections.

Mrs Field accuses the Trust of being secretive and not accountable to anyone. On PPC the sub-committee which looks at most applications, there are two representatives of the Residents Association, and among the 8 Trustees of the company there are 4 who are elected by the membership.

In her letter Mrs Field fails to explain why it is acceptable for the Trust and Barnet to grant her permission for a loft conversion in 1986 which involved putting up two rear and one side dormer windows, while alterations to her neighbour's property should be prohibited.

CHRISTOPHER KELLERMAN

Amongst those present at the dedication of the Memorial Gate (see page 6) were Richard and Margaret Joyce and their nephew Steven, who are relatives of the Emmoney family who perished in Coleridge Walk on the night of 25 September 1940:

Coneygar Road, Huntingdon

Sir
We thank you for your kindness and hospitality last Saturday at the dedication of the Memorial Gate 1939-1945. All three of us found it to be a very interesting and enjoyable day even though the reason for our meeting was such a sad one. Please convey best wishes and thanks to the residents of the Suburb for the welcome they gave us.
Yours
Richard, Margaret and Steven Joyce

Neale Close, N2 0LE

Sir
The map accompanying last issue's article concerning the lost path reveals another purpose for its existence, other than connecting to the surfaced pathway to Golders Green.

If my memory serves me correctly its main function was to lead walkers from the Great Wall across the bridge and into Barnfield, a natural continuation of the path's direction. One might then reach Wyldes and Sandy Heath.

They are probably other reasons why Dame Henrietta wished for this field to be left open but I would assume having this means of access was one of them. Indeed the contemporary plan has the redoubtable lady's instructions clearly to that effect. Not

so very long ago Barnfield used to be open ground on which cricket used to be played; not the reverse, with grudging allowances for walkers due to the Corporation of London designating this recently as a cricket ground. So for the greater part of the year it has fences, stakes and tapes impeding access, quite contrary to the original spirit and intentions of a suburb integrated with freely accessed, integral land.

Reinstatement of the path is an excellent idea especially with the approach of centenary year. But wouldn't it be more commendable to address the greater issue in conjunction with this proposal and to press for the permanent removal of the disagreeable paraphernalia of the cricketers' eruv.

Yours
M J Bassett (Mr)

1 Meadow Close, NW11 7BA

Sir
We are all agreed that there have to be some ground rules and guidelines to maintain the beauty and character of HGS (Hampstead Garden Suburb) and the HGS Trust jealously, and sometimes over zealously, are vigilant on our behalf. To that end, every errant window pane is noticed, every wrong finish on your front door is pointed out, every minute transgression is relentlessly pursued. However, from time to time, some horrendous and blatant transgressions occur, for which there seems to be no redress.

For good reason, permission for an extension was granted to our neighbours at 11 Constable Close. For no good reason, and in defiance of prevailing practice in the Suburb, the authorities allowed a hideous

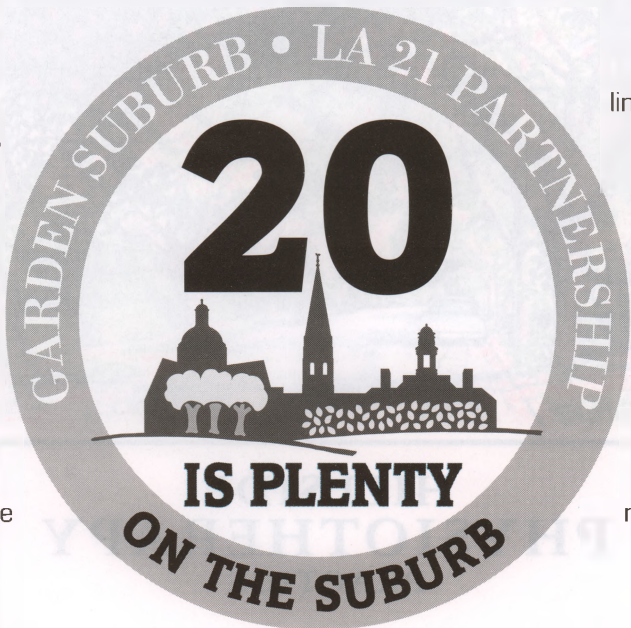
Please help kill speed and traffic noise on the Suburb

We have a small 20mph zone...

A 20 mph zone is in operation on the Suburb, it is in effect in roads surrounding and leading to the Garden Suburb Schools in Childs Way and incorporates speed tables and humps to control speed as well as a width restriction in Addison Way to stop large vehicles cutting through the Suburb from Falloden Way.

...help make it the whole Suburb

The Garden Suburb LA21 Partnership, which initiated the scheme, urges residents to extend the



Collect your 20 IS PLENTY car window sticker from the Garden Suburb Gallery, Hampstead Way

The Partnership

The Garden Suburb LA21 Partnership, includes Barnet Council, the Residents Association, HGS Trust, HGS Fellowship, Friends of the Earth, schools, shops and individual residents. The Partnership is concerned with sustainable development in the area through improvements in the environment. The Garden Suburb LA21 has completed a successful Walk to School project, a Mutton Brook clean up, campaigned for the 20mph scheme and most recently run the Suburb Cycle Festival and Tour de Suburb to encourage cycling not driving children to school.



GARDEN SUBURB LA 21 PARTNERSHIP
FINANCIALLY SUPPORTED BY BARNET COUNCIL

TO JOIN THE PARTNERSHIP PLEASE CONTACT NANCY BOULICAULT 27 MIDDLETON ROAD, NW117NR