



Hampstead Garden Suburb
Residents Association

Suburb News



Is it relocation or eviction – you decide, see page 2



Author Jenny Salaman Manson talks about her life and work, page 7

Martin Bell asks for your support for our soldiers, page 9



Trust wins landmark case

The Lands Tribunal has refused a freeholder's application to build an extension above his garage.

They had been asked by the freeholder to permit construction of first floor accommodation over the garage at 25 Ingram Avenue. The decision is important for its support of the Hampstead Garden Suburb Trust's powers under the scheme of management for the Suburb.

The Trust had objected to the application, maintaining that the extension, although modest in size, was out of keeping with the design of the principal part of the house and of others in the area, would reduce views of greenery and would set an undesirable precedent across the Suburb and the application should therefore not be allowed.

The president of the Lands Tribunal, in his judgment, makes a number of points in support of the Scheme of Management such as:

- "It is certainly the case that the degree of control that exists under the scheme and the transfer is more detailed and more finely grained than that which exists, or could exist, under the planning regime. And it seems to me also that the expertise available to the trustees, and their intimate knowledge of the

Suburb... must give considerable weight to any conclusion that they reach on a proposal of the sort that is now under consideration."

- "It is an important purpose of the controls exercised by the Trust to prevent creeping incrementalism."

The judgement comments positively on the work of the Conservation Area Advisory Committee, which, under the Town and Country Planning Act, had unsuccessfully opposed a similar application.

Trust Chairman Angus Walker said: "This is very good news for the Suburb. As the Lands Tribunal noted, a guiding principle of the Suburb's founders was that the interests of the wider community should prevail over the interest of any individual. This decision reinforces the ability of the Trust to control damaging change and keep the Suburb special for everyone's enjoyment."

The very high value of Suburb property means that some owners and developers feel it is worth their while to challenge Trust decisions preventing inappropriate demolition or development through the courts. The Trust has to be properly represented in such cases because any precedent set by



The Residents Association's first Summer Picnic was a great success particularly with the many children who enjoyed the entertainer, the face painting and the impromptu football on the Square. RA Events Committee chairman David Littaur said, "We took a chance organising an outdoor event but it turned out fine if a bit blustery. Some 200 people came for what we advertised as a very informal, bring your own, picnic. We hope all those who clearly enjoyed it will tell others so that next year's will attract even more."

the court's decision will affect other similar cases right across the Suburb. The Trust Council believes that it is essential for the interests of the Suburb to be defended.

The issue of costs has yet to be determined by the Lands Tribunal. The option to appeal remains open to the freeholder and until the matter is fully resolved the Trust has no further comments.

JANE BLACKBURN

Members back the Trust at stormy AGM

An attempt by residents to derail the Trust Council by voting against the Report and Accounts at its AGM failed on two counts. Firstly, as pointed out by chairman Angus Walker, the agenda item was 'to receive and consider the report and accounts' and that there was no legal obligation to ask members approval. Secondly a motion welcoming the report put by Colin Gregory, Denman Drive, was passed on a show of hands by 75 to 8. With David Iwi, Raeburn Close, insisting on a

formal poll this time including proxy votes the motion was again carried 101 to 55.

Earlier there had been a lively discussion mostly centred on the management charge paid by freeholders under the scheme of management. Hugh Hamilton, Wild Hatch, wanted to know how many leaseholds there were left and why not give freeholds away to increase the number paying the charge. Jane Blackburn said, "there are now 500 leasehold houses and about 1000 flats. They are not

subsidised by freeholders, the Trust pays their proportion."

David Iwi complained that the report was not accurate in that it described 24 Ingram Avenue as handsome Soutar house and said that fighting its demolition had resulted in "a huge amount recklessly squandered." Angus Walker said that the result of that case had been a surprise and that the Trust had been backed by English Heritage among others in defending it. The result of the 25 Ingram Avenue case and that

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Barnet closes door on Open House

Open House weekend, September 18-19, saw an impressive number of visitors to the Suburb's Grade I listed Lutyens buildings, St Jude's and the Free Church as well as the Rowntree Friends Meeting House.

There were well attended walks on both days led by Trust

architect David Davidson.

A successful weekend despite Barnet being one of only two London Boroughs who had refused to take part and fund the £4,500 cost of appearing in the Open House guide.

The Residents Association and the Trust had stepped in

and along with the churches, Phoenix Cinema and Wrotham Park, beyond Hadley, provided sufficient funds for a 'Hampstead Garden Suburb and environs' page in the guide. Thanks are due to Alan Jacobs the RA Consam member whose persuasive efforts made it all possible.

New Offices, New Era

Our experience spans over 30 years and contrary to popular belief, we sell much of the middle to lower priced property within Hampstead Garden Suburb. There is no magic at work here. We are totally committed and are known to achieve handsome prices for two main reasons:

Firstly, because we deal with buyers trading up as well as down in price range, the latter of whom have more flexible budgets.

Secondly, we regularly deal with monied purchasers from outside the area who have grown used to even higher priced property in Central London and believe that the Suburb is not only leafy and desirable, but good value.

"We are passionate Suburbites and we eat and breathe the Suburb, it is in our blood and we treasure its heritage.

Most importantly we understand that your home is your sanctuary and is probably one of the largest assets in the family and therefore a sale/purchase/letting needs the tender care of dedicated and sensitive professionals who are skilled at this important task.

We have just refurbished our offices which are now bristling with all manner of state of the art technology and there is a private clients car park which you may find very useful.

If you have not used our services before, what a good excuse to pop in and have a chat over coffee, even if it is just about current trends. After all, we are at your service."



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What should the RA be doing differently?

I am chairman of a small Working Group which is looking at the future strategy of the Residents Association. We have identified a number of issues for the RA to consider; these include the ways in which the RA can better represent residents through its relationships with HGS Trust and the London Borough of Barnet.

Also, communications between the RA Council, comprising 30, and its members (and, indeed, residents as a whole) are thought by some to be inadequate. We

are considering how this can be improved through, for example, better use of the RA website, emails, etc.

It would also be helpful to learn whether members and other HGS residents are content to leave it to the RA Council to express views to the Trust and Barnet on high profile proposals or whether members are looking for consultation where practical.

While the RA organises some social occasions which are well thought of (for example

the annual firework display on New Year's eve), some feel that we should be doing more to contribute to the social cohesion of the Suburb. This will also be considered in due course.

If you have any ideas about how the RA can better serve residents please email me so that the Working Group can take your views into account. You can either email me direct at richardmwiseman@yahoo.co.uk or on the HGS list.

RICHARD WISEMAN

Join the RA Firework Fun

Come and join the Residents Association's New Year's Eve Firework Festivities. All residents are invited to a 10.45pm reception in St Jude's for a glass of wine, followed by a spectacular firework display on Central Square.

