



Statement of Appeal

Breach of planning control (condition 2 of planning permission ref: C00222W/07) in relation to the use of the land as a cultural centre, and not as a church with schemes for children, unemployed and elderly to hold concerts, conferences, drama and dance festivals.

Appellant: Markaz El Tathgheef El Eslami (the Centre for Islamic Enlightening)

Site: Hippodrome, 3 North End Road, London, NW11 7RP

Date: May 2019



Document control

Document:	Statement of Appeal
Project:	Hippodrome, 3 North End Road, London, NW11 7RP
Client:	Markaz El Tathgheef El Eslami (the Centre for Islamic Enlightening)
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1. Introduction

Background

1.1 This Statement of Appeal has been prepared on behalf of Markaz El Tathgheef El Eslami (*"the Appellant"*), against an Enforcement Notice, ref. ENF/0615/19, related to Land at Hippodrome, 3 North End Road, London NW11 7RP, **issued by the London Borough of Barnet ("LBB")** on 25 April 2019 to cease the current use of the building as a cultural centre. A copy of the Enforcement Notice is included at Appendix 1.

1.2 Section 3. **'The Matters Which Appear To Constitute The Breach Of Planning Control'** states this to be:

Use of the land as a cultural centre, not comprising use as a church, to hold concerts, conferences, drama and dance festivals, in breach of condition 2 of planning permission reference C00222W/07, granted on 9 May 2007.

1.3 LB Barnet granted planning permission reference C00222W/07, dated 9 May 2007, for:

To use building as a church to enrich community with schemes for children, unemployed, elderly etc. To hold concerts, conferences, drama and dance festivals.

1.4 **4. 'Reasons for Issuing This Notice' states the breach** has occurred within the last ten years and the use of the land is as a cultural centre, in breach of condition 2 of planning permission C00222W/07, granted 9 May 2007, not comprising use as a church, to hold concerts, conferences, drama and dance festivals.

1.5 Condition 2 of the decision notice is worded as follows:



"The premises shall be used for a church with schemes for children, unemployed, elderly to hold concerts, conferences, drama and dance festivals and, for no other purpose other than the above (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason: To safeguard the amenities of occupiers of adjoining residential properties."

1.6 Section 4. of the Enforcement Notice sets out four matters relating to the breach of the condition:

- 1 No Travel Plan has been submitted to the Council and therefore the Council cannot be confident that trip generation caused by the centre is as sustainable as reasonably possible and practical. The failure to provide a Travel Plan is contrary to Policy DM17 of the London Borough of Barnet Development Management Policies DPD 2012 which requires that the occupier develop, implement and maintain a satisfactory Travel Plan (or plans) to minimise increases in road traffic and to meet mode splits targets.
- 2 Given the size of the site and the nature of the on-going use, there is a reasonable possibility that the Centre will have significant transport implications now and in the future. In the absence of an up to date Transport Assessment, the Council cannot be certain that the use of the site will not result in harm to highway safety, the free flow of traffic or on the appropriate availability of residential parking spaces. As the use continues to evolve the Council is not yet in a position to make a full assessment by retrospective means alone. The failure to provide an appropriate Transport Assessment is contrary to Policy DM17 of the London Borough of Barnet Development Management Policies DPD 2012.
- 3 In the absence of an agreed and enforceable plan there is an unacceptable risk that the centre will not provide or facilitate an appropriate level of public performance for the benefit of the wider community. Contrary to Policy CS10 of the London Borough of Barnet Core Strategy DPD 2012.



4 In the absence of appropriate restrictive conditions place on the use, there remains an unacceptable risk that the use will evolve in a manner that becomes detrimental to the amenities of neighbouring occupiers and to the character of the area, contrary to policies DM01 and DM04 of the London Borough of Barnet Development Management DPD 2012.

1.7 This Statement of Appeal sets out the Appellant's **case against the Enforcement Notice** and provides the relevant information to remedy the above matters 1-4 included within Section 4 of the Notice.

1.8 This appeal is made as permitted under Section 174(2) of the Town and Country Planning Act 1990 (as amended) against the Enforcement Notice on ground a) that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged.

1.9 The Appellant requests that the appeal to be determined by means of the written representations procedure as they consider this to be the most appropriate manner in which to determine the lawfulness of the use of the site.

Appeal documents

1.10 This Statement of Appeal should be read in conjunction with the following documents:

- Transport Assessment, prepared by Motion;
- Travel Plan, prepared by Motion; and
- Public Performance Management Scheme, prepared by the Appellant.



Structure of the Statement of Appeal

1.11 The full details of the appeal against the Enforcement Notice are set out in the proceeding chapters. These are as follows:

- Section 2 outlines the Appeal Site and its context with the surrounding area;
- Section 3 provides an outline of the **Appeal Site's** planning history;
- Section 4 sets out the relevant Planning Policies and Development Plan;
- Section 5 sets out the Appellants case for this appeal; and
- Section 6 draws conclusions and provides a summary of the Statement of Appeal.



2. Site and Surroundings

- 2.1 **Land at Hippodrome, 3 North End Road, London** (*“the Appeal Site”*) is in the London Borough of Barnet and extends to 0.2ha in area. It is located within the Golders Green town centre and comprises the Hippodrome, a four-storey former purpose built theatre and associated car parking accessed off North End Road. The building is Grade II listed building under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended. It was designed by architect Bernie Crewe, built in 1913 and is made from brick and concrete, with rendering on the main facades. It also has a partial steel frame, asphalt roof and octagonal cupola.
- 2.2 The building was listed 23 October 1973 and copy of **Historic England’s** list description is included at Appendix 2. The building is described as being listed as a rare example of a surviving suburban theatre, largely intact. **The building has previously been on Historic England’s ‘Buildings At Risk’ Register**, including at the time of the preceding planning application for its change of use, application reference C00222W/07 (see below). Due to its continued occupancy the building was removed from the Register.
- 2.3 The Appeal Site, excluding the car park, is also within the Golders Green Town Centre Conservation Area. Split into four character areas, the Hippodrome building is located in character area 2, **‘Central hub’**. **The Conservation Area Appraisal states that the Hippodrome is considered** by the Theatre Trust to be a substantial building which should be retained as its significance has a local dimension and therefore will have been a focal point for cultural activity in the community. A copy of the Golders Green Town Centre Conservation Area Character Appraisal and Management Proposals is included at Appendix 3. The Hippodrome is referred to within the Appraisal as being a place of worship (as a Christian centre), which is adjacent to the underground station (Page 10). The Hippodrome is referred to variously throughout the document due to its prominence, listed status and design features, with a historic photograph on page 14.



- 2.4 The small car park used by patrons of the centre has historically been laid out with parking bay locations although it is unknown when these were marked, but it is certainly long before the current ownership and they are now mostly worn, sufficient that the bays are not strictly adhered to. The parking area usage, however, is regulated by the Appellant with 30 car parking spaces. Access to the car park off North End Road is regulated by an access barrier.
- 2.5 Immediately beyond the east boundary of the Appeal Site is a row of semi-detached 2-3 -storey buildings. No. 5 North End Road, immediately adjacent, is occupied by an accountants office and No.s 7-11 are occupied by three separate dental practices. Thereafter the properties to the east along North End Road appear to be in residential use.
- 2.6 Directly opposite the Appeal Site to the south **and running west to North End Road's junction** with Finchley Road is a four-storey terrace of ground floor shop and commercial premises. As is typical of inner London commercial parades, there are either ancillary uses or residential flats to upper levels. The terrace is Locally Listed. Opposite the Site to the South-East is the Golders Green Parish Church, which is a Grade II Listed Building.
- 2.7 Adjacent, to the west of the Appeal Site is the Golders Green transport interchange, comprising a major London bus station, National Express coach interchange, Golders Green London Underground station serving the Northern Line. The transport hub plays an integral role in the area which functions as a gateway to Golders Green town centre and central London. The site has a 6a/6b PTAL rating.
- 2.8 The London Underground Northern Line track forms the North boundary of the Appeal Site. The transport interchange and wider railway sidings beyond the railway line is earmarked for redevelopment and a draft planning brief was published by the Council in 2017. This is to ensure that any future development improves transport connectivity and land use integration, whilst respecting the public realm and supporting the success and vibrancy of the town centre.



3. Site History

History of the Appeal Site

- 3.1 **The officer's report** to LB Barnet Planning and Environment Committee, dated 9 May 2007, for application ref. C00222W/07 sets out a brief history of the site. See Appendix 4 – Committee Papers, which also includes the Committee Addendum Report and Committee Meeting Minutes.
- 3.2 It is understood that the Appeal Site building was originally built as a circa 3000 seat music hall when it opened 26 December 1913. In the 1920, its capacity was reduced to c. 2000 by the introduction of a full theatre stage and was used for west end previews, ballets and opera.
- 3.3 As the cinema industry and home entertainment grew, the Hippodrome started to struggle, and in 1966, was taken over by the entertainment company, Mecca. They tried to diversify the **building's use to include bingo, but permission was refused.**
- 3.4 In 1969, the BBC acquired the leasehold of the Hippodrome building and it was converted into a radio studio and concert hall. It was used for radio and television broadcasts and for recordings and performances of the BBC Concert Orchestra and BBC Big Band.
- 3.5 The BBC departed the Appeal Site in 2003. The Hippodrome was purchased by Safeland PLC, before being sold to the El-Shaddai International Christian Centre who changed the use by planning approval ref. C00222W/07 to a church with schemes for children, unemployed and elderly people to hold concerts, conferences, drama and dance festivals. A copy of the application form and drawings are included at Appendix 5.
- 3.6 The El-Shaddai left the Appeal Site in 2017 and it was put up for sale at auction. It was purchased by the Appellant, an Islamic community centre, who have maintained and operated the Appeal Site since.



Planning History

3.7 The formal planning history of the site (excluding minor applications) is as follows. It is not considered necessary to the Appeal to include copies of all these decision notices, only C00222W/07:

- Planning permission was refused to allow the Hippodrome to be used for indoor games (bingo) on 90 days a year (ref: C00222A). Decision 9 February 1966.
- Planning permission was refused to change the use of the building to a bingo hall (ref: C00222D). 7 August 1969.
- Planning permission was granted to adapt and permanently accommodate the BBC Concert Orchestra for radio broadcasting and televised concerts (ref: C00222F). 14 October 1970.
- Planning permission was refused for the erection of a four-storey building for B1/A2 office use, including undercroft parking at ground floor (ref: C00222U/06). 28 April 2006.
- Planning permission was granted to use the building as a church to enrich the community with schemes for children, unemployed, elderly etc to hold concerts, conferences, drama and dance festivals (ref: C00222W/07). 11 May 2007. See Appendix 6.
- The submission of details to discharge the requirements of condition 3 (Public Performance Management Scheme) pursuant to planning permission C00222W/07 were approved (ref: F/04151/08). 13 March 2009.
- The submission of details to discharge the requirements of condition 4 (Travel Plan) pursuant to planning permission C00222W/07 were approved (ref: H/00954/09). 18 May 2009.
- Listed building consent was granted for the retention of internal restoration work including the removal of internal walls and insertion of new shelving and seating (ref: F/00239/11). 27 May 2011.
- Variation of conditions 1 (Hours of Opening) and 2 (Use) of planning permission reference C00222W/07 dated 16/03/2007 for 'To use building as a church to enrich community with schemes for children, unemployed, elderly etc. To hold concerts, conferences, drama and dance festivals.'

The variations are:

- 1) Alter the wording of condition 1 to Increase opening hours by one hour from 8:00am - 11.30pm to 8:00am - 12.30am on any day of the week
- 2) Alter the wording of condition 2 to read 'place of worship' rather than church



Application reference: 17/5846/S73. The application was withdrawn at the time of this appeal.

- Listed building consent was granted to undertake refurbishments to the toilets (ref: 18/2595/LBC). 3 July 2018.
- Application for listed building consent was submitted for the refurbishment of the kitchen and the re-installment of a fan extractor. This application is still awaiting a decision (ref: 18/4397/LBC). Submitted 16 July 2018.



4. Planning Policy

4.1 The relevant policy is contained within national, regional and local planning documents.

4.2 These include:

- The National Planning Policy Framework (2019);
- The London Plan (2016)
- The Core Strategy DPD (2012); and
- The Development Management Policies DPD (2012).

National Planning Policy Framework

4.3 The updated National Planning Policy Framework (NPPF) was published in July 2018 and revised in **February 2019. The document sets out the Government's planning policies for England and** how these should be applied. It must be taken into account when preparing development plans and is also a material consideration in planning decisions (paragraph 2).

4.4 Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supporting ways:

- a) An economic objective – to help building a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at that the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- b) A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support **communities' health, social and cultural well-being**; and



- c) An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 4.5 At paragraph 10, the NPPF confirms that a presumption in favour of sustainable development is at the heart of the Framework.
- 4.6 Paragraph 11 states that this presumption should be applied to both plans and decisions. For decision-taking, this means approving development proposals that accord with an up-to-date development plan without delay.
- 4.7 Paragraph 91 states that planning policies and decisions should aim to achieve healthy, inclusive and safe places which (inter alia):
- a) Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages.
- 4.8 Paragraph 92 states that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should (inter alia):
- a) Plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open spaces, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
 - b) Taken into account and support the delivery of local strategic to improve health, social and cultural well-being for all sections of the community;
 - c) Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the **community's ability to meet its day**-to-day needs;
 - d) Ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and
 - e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.



4.9 At Paragraph 102 states that transport issues should be considered from the earliest stages of plan-making and development proposals, so that:

- a) The potential impacts of development on transports networks that can be addressed;
- b) Opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
- c) Opportunities to promote walking, cycling and public transport use are identified and pursued;
- d) The environmental impacts of traffic and transport infrastructure can be identified, assessed and be taken into account – including appropriate opportunities for avoiding and mitigating and adverse effects, and for net environmental gains; and
- e) Patterns of movement, streets, parking, and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

4.10 Transport issues should be considered from the earliest stages of development proposals, so that:

- a) The potential impacts of development on transport networks can be addressed;
- b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;
- c) opportunities to promote walking, cycling and public transport use are identified and pursued;
- d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and
- e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.

4.11 Paragraph 103 states that the planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.



4.12 At Paragraph 108, the NPPF stipulates that in assessed sites that may be allocated for development in plans, or specific applications for development, it should be ensured that:

- a) Appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;
- b) Safe and suitable access to the site can be achieved for all users; and
- c) Any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

4.13 Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

4.14 Within this context, applications for development should:

- a) Give priority first to pedestrians and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
- b) Address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- c) Create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.
- d) Allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- e) Be designed to enable charging of plug-in and other ultra-low emissions vehicles in safe, accessible and convenient locations.

4.15 Paragraph 111 states that all developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed.

4.16 Paragraph 127 states that planning policies and decision should ensure that developments (inter alia):



- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 4.17 At paragraph 189, the NPPF states that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by **their setting. The level of detail should be proportionate to the assets' importance** and no more than is sufficient to understand the potential impact of the proposal on their significance. Where a site on which development is proposed includes heritage assets, local planning authorities should require developers submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- 4.18 Paragraph 192 states that in determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 4.19 Paragraph 193 adds that when considering the impact of a proposed development on the **significance of a designated heritage asset, great weight should be given to the asset's conservation** (and the more important the asset, the greater the weight should be).

The London Plan

- 4.20 The London Plan, adopted in 2016, sets out the overall strategic plan for London, including an integrated economic, environmental, transport and social framework for the development of London over a 20-25 year period. The policies relevant to this appeal are as follows:



- Policy 2.15 – Town centres;
- Policy 3.1 – Ensuring equal life;
- Policy 3.16 – Protection and enhancement of social infrastructure;
- Policy 4.6 – Support for and enhancement of arts, culture, sport and entertainment;
- Policy 4.7 – Retail and town centre development;
- Policy 6.1 – Strategic approach (transport);
- Policy 6.3 – Assessing effects of development on transport capacity;
- Policy 6.9 – Cycling;
- Policy 6.13 – Parking; and
- Policy 7.8 – Heritage assets and archaeology

4.21 The GLA is currently preparing a new London Plan which will supersede the current adopted Plan. The Examination in Public recently concluded and currently awaits further stages of the process. The Mayor of London is expected to adopt the final document in 'early' 2020. Given the stage of the adoption process, we consider the emerging London Plan holds limited weight for the purpose of this appeal.

The Development Plan

4.22 The Core Strategy and Development Management Policies DPDs were both adopted in September 2012. The policies from these documents which are applicable to this appeal are as follows:

Core Strategy Policies

- Policy CS NPPF;
- Policy CS5 – **Protecting and enhancing Barnet's character to** create high quality places;
- Policy CS6 – **Promoting Barnet's town centres;**
- Policy CS9 – Providing safe, effective and efficient travel; and
- Policy CS10 – Enabling inclusive and integrated community facilities and uses.

Development Management Policies

- Policy DM01 – **Protecting Barnet's character and amenity;**
- Policy DM03 – Accessibility and inclusive design;
- Policy DM06 – **Barnet's heritage and conservation;**
- Policy DM11 – **Development principles for Barnet's town centres;**
- Policy DM13 – Community and education uses; and



- Policy DM17 – Travel impact and parking standards.



5. Appellants Case

5.1 This appeal is made on ground a) of Section 174(2) of the Town and Country Planning Act 1990:

a) that, in respect of any breach of planning control which may be constituted in the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged.

5.2 The Appellant operates as the Markaz El Tathgheef el-Eslami, a cultural community centre serving the local Shia ithna Ashari community. This involves a weekly schedule of events, see document titled '**Markaz Golders Green Calendar 2019**', Appendix 7. The Appeal Site generates a typical demand of between 80 and 100 visitors on some evenings and very few on others, although this figure can rise to 500 visitors for certain programmed lectures/seminars, etc. During festival periods, up to seven a year, visitor numbers may rise to 1,400, although this remains within the buildings capacity as a former theatre/concert venue of c.2,000.

5.3 The current opening hours are 08:00 to 23:00, seven days a week and the site currently employs approximately 3 members of staff on site at any one time. This rises to approximately 10 members of staff during scheduled events as referred to within the Markaz Golders Green Calendar 2019.

5.4 The main activity of the Markez El Thathkeef el-Eslami, which in Arabic means Islamic educational centre, for the Muslim community is to provide social, educational, cultural and Islamic functions including lectures, seminars, exhibitions, gathering for commemorating occasions and historic events, such as birthdays, death and similar, which can, but not exclusively, involve some form of religious rituals, including prayers and singing. Its main activity is in the first 13 days Ashura (during Moharam), which is the first month in the Islamic calendar and during the month of Ramadan which is the 9th month of the Islamic calendar, both activities take place mainly in the evening.

5.5 However, the Appellant as a whole cannot be described as a place of worship in the same way as a mosque or, for example, a church, as it does not meet the criteria of a mosque in accordance with the Islamic rules for the places of warship, it is far more relaxed in terms of social gathering,



gender and who should be allowed in etc. The Appellant is clear that they are not a mosque, i.e. a place of worship, which have greater restrictive regulations on how they operate, particularly **with regard to the Islamic prayer ritual. It's members still attend mosque's separately as a form** of regular religious observance to adhere to the Islamic prayer ritual. The Markaz operations include a wide range of activities and community programmes such as homework and after school classes, youth club, language classes, reading club and interfaith meetings. Accordingly, the Appellant considers the use of the appeal site is as a D1 community centre. The extent of any religious rituals as referred to within the Markaz Golders Green Calendar 2019 are ancillary to that wider community use.

- 5.6 Accordingly, the Appellant considers the use of the appeal site to be as a community centre, which would fall under a Non-residential institution, Use Class D1. The extent of any religious rituals as referred to within the Markaz Golders Green Calendar 2019 are ancillary to that wider community use. The Inspector is respectfully requested to consider the appeal on this basis, using all information submitted within the appeal.
- 5.7 Without prejudice to the contents of this statement, should the Planning Inspector consider the weight of information to conclude the appealed use to be different than that as defined to be a community centre, a decision on the appealed information is respectfully requested. The Appellants case is that the appealed use is acceptable, that it is sufficiently materially similar in its nature to that approved by application ref. C00222W/07 and is demonstrated to be in compliance with policy, for the appeal to be upheld.
- 5.8 The existing lawful use of the appeal site as per the description of development specified within the decision notice of application ref. C00222W/07 can be considered to be unusually elaborate and detailed. It is not obvious whether it was the intention of the applicant or the Council in validating the planning application for it to read as a continuous sentence.
- 5.9 The first part of the description of development refers to the use of the site as that of a church with schemes for children, unemployed, elderly etc. whilst the second part to holding concerts, conferences, drama and dance festivals.
- 5.10 The approved description of development does not refer to or define the use according to the Town and Country Planning (Use Classes) Order 1987 (as amended). **Council Officer's have** verbally advised they have received legal advice that the use approved by application ref.



C00222W/07 constitutes Sui Generis, due to its mixed-use nature, combining a Place of Worship, which falls within Non-Residential Institutions (Use Class D1), a combination of Community Uses (also Use Class D1), elements of a Theatre (Use Classes Sui Generis) and a Concert Hall, which falls within Assembly and Leisure (Use Class D2). The Appellant believes it was the intention for the description of development to be read as one sentence and that the concerts, conferences, drama and dance festivals were directly associated with the Church use. The Appellant has not, however, sought its own legal advice on this matter, but it can be seen that the nature of associated activities are broad ranging. This is referred to further below.

- 5.11 The predominant use was as a Church which may be considered to fall under Part D of the Use Classes Order (as amended) Schedule **as** *"Any use not including a residential use — (h) for, or in connection with, public worship or religious instruction."* Accordingly, the approved Church element falls within Use Class D1.
- 5.12 **The submitted planning application documents published on the Council's planning pages are** limited to the applicants' application forms and layout drawings. In the absence of any published Planning Statement for that application it is difficult to understand the full extent or nature of the intended use of the El-Shaddai International Church. The Planning Officers Report to the LB Barnet Planning and Environment Committee, dated 9 May 2007, does provide further details and explanation of the nature of use, however. See Appendix 4.
- 5.13 The **officers' report to committee** listed activities of the church, see page 6 of the report. These include, but are not limited to, weekly and monthly activities akin to those operated by the Appellant and representative of activities which may equally be normally associated within community centre uses. It should be noted that it is clear from the officers report the nature of uses specified were directly in association with the teaching of the Christian church.
- 5.14 The wording of the description of development specifies the use of the appeal building as a church, without reference to the El-Shaddai International Church. The planning approval does not represent a personal permission to the El-Shaddai International Church, nor does it control the church use operator by means of condition. Condition 2 of the decision notice C00222W/07, however, restricts the use for no other purpose other than specified in the description of **development**, *"...including any other purpose in Class D1 of the Schedule of the Town and Country Planning (Use Classes) Order, 1987."* **It can, therefore,** be concluded the use of the appeal building by any Christian church would not be objected to by the Council, subject to



compliance with all other conditions of C00222W/07, but by implication a change in faith or religion of the operator may represent **a breach of planning control**. The Council's position in this regard has not been sought or provided, but it is acknowledged Condition 2 wording follows the description of development wording.

5.15 The Oxford English Dictionary definition of a Church is as follows:

"1. A building used for public Christian worship.

1.1 A particular Christian organisation with its own clergy, buildings, and distinctive doctrines;

1.2 (the Church) The hierarchy of clergy within a Christian Church;

1.3 Institutionalised religion as a political or social force."

5.16 The Appellant contends Condition 2 fails to comply with a number of the six tests within Paragraph 55 of the National Planning Policy Framework, which **states** "*Planning conditions should only be imposed where they are:*

- 1. necessary;*
- 2. relevant to planning and;*
- 3. to the development to be permitted;*
- 4. enforceable;*
- 5. precise and;*
- 6. reasonable in all other respects."*

5.17 The use of Church rather than as a Place of worship within the description of development is not considered necessary, relevant to planning, enforceable or reasonable in all other respects.

5.18 The Use Classes Order 1987, D (h), refers to places of worship. The nature of religious faith is immaterial to the determination this appeal. The level of activities associated with places of worship would be largely the same irrespective of religious faith and are controlled by the size of the building concerned. The nature of use should be controlled through firstly the description of development with reference to the Use Classes Order, i.e. D1 – place of worship, but thereafter through either use of personal permissions and/or detailed explanation of the use, but not with reference to defining the religious faith. The 2007 permission could have sought to control the nature of use by any of these means. In the case of that permission, this has partially occurred through the requirement of a Public Performance Management Scheme (PPMS) as per Condition



3 of C00222W/07, but not with reference directly to the Church element. The PPMS is dealt with in more detail below, but it refers only to the second part of the description of development.

- 5.19 For similar reasons the condition is not relevant to planning as it implies reference to a specific religious faith. Section 149 of the Equality Act 2010 contains requirements for public authorities when exercising their functions to have due regard to the need: (a) to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this act; (b) to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (c) to foster good relations between persons who share a relevant protected characteristic and persons who do not share it. *Per* section 149(7), the relevant protected characteristics are: age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex and sexual orientation.
- 5.20 The Appellant is not suggesting the Local Planning Authority have failed in this duty to have regard for the nature use, but it does highlight the considerations that must be undertaken now. It can be suggested that the time of activity associated with each use as set out in the respective PPMS and Markaz Golders Green Calendar, Appendix 7 are material. However, there are presently
- 5.21 Inclusion of reference to a Church rather than a Place of Worship within Condition 2 is not necessary as the nature of activities are controllable by other means, i.e. with reference to the Site as a Place of Worship (Use Class D1), controlled by the description of activity within the application documents and associated schedules, including the PPMS.
- 5.22 The inclusion of Church within Condition 2 is unenforceable as it requires planning officers of the Council to establish compliance with a definition of a Church by means of religious faith, and that the occupiers or operators of the building comply with any such definition. The Council in enforcing such wording would need to assess the nature of any religious faith observance at the Appeal Site within that definition, which would leave itself open to challenge on such interpretation. It could reasonably be argued that such interpretation would be highly subjective. In making such a judgement the Council would also need to be mindful of their requirements under the Equality Act 2010.



5.23 The inclusion of reference to a Church within Condition 2 is unreasonable for a combination of the reasons described above, i.e. that the operation of the Appeal Site should be controlled by means of details submitted to the Council, or by a personal permission, but cannot be limited to one particular religious faith which within that faith, and which may operate in many different ways and at different times to suit that particular branch outside of the perceived norm. The Hours of Operation of the premises is restricted by Condition 1 of planning permission C00222W/07 and may hold any events within the planning permission within those times:

"Condition 1 The use hereby permitted shall not open before 8.00am or after 11.30pm on any day of the week."

5.24 Section 4.1 of the Enforcement Notice states that as no Travel Plan has been submitted to the Council, they cannot be confident that the trip generation caused by the appellant is sustainable as reasonably possible and practical. In order to address this, a Travel Plan for the Appellant is submitted with this appeal, produced by Motion transport consultants.

5.25 The Travel Plan notes the Appeal Site is located within Golders Green town centre and next to Golders Green London Underground and bus stations, with a PTAL of 6a/b. The Appeal Site is situated at a highly sustainable location but it is agreed that a Travel Plan, to which the Appellant fully supports, will further assist the credentials of the Appeal Site in helping to promote sustainable modes of transport for its visitors and staff and help reduce reliance on the use of the private car.

5.26 The Travel Plan has considered the existing situation in terms of travel patterns and modal splits and accessibility by non-car modes of transport. The findings are contained within the Travel Plan document.

5.27 The Travel Plan identifies a strategy, including the appointment of a Travel Plan Co-ordinator who act as the point of contact for all staff and visitors; manage the development and implementation of the Travel Plan measures; promote the objectives and benefits of the Travel Plan; monitor its success against the agreed targets and report the results to the monitoring officer at the Council.



- 5.28 The Travel Plan comprises specific measures and initiatives including awareness and infrastructure provisions which are core to the Travel Plan. Walking and cycle measures will be promoted, particularly with the incorporation of 58 cycle parking spaces. 2 long-stay staff spaces will be provided within the appeal building, whilst 28 Sheffield bike stands will be provided externally within the car park. The Appellant is content for a condition to be attached to any positive decision to provide detailed layout drawings of the Sheffield bike stand location, but in the worst case scenario at a ratio of 5 stands per existing car parking bay, it is likely a maximum of 6 car parking spaces would be removed. Three existing street Sheffield cycle stands are situated within the pavement opposite the front entrance of the building on North Cross Road. Furthermore, there is ample space to the building frontage onto North Cross Road to provide alternative provision which would not conflict with the free-flow of pedestrians to this wide pavement. The Appeal Site has showering and changing facilities internally for cyclists.
- 5.29 The publicity, marketing and promotion of public transport services will inform staff and visitors as to the benefits and accessibility of public transport routes to their destinations. Car sharing, use of taxis and updated travel information are all also included within the Travel Plan together with a monitoring and review strategy. Please see the Travel Plan for full details.
- 5.30 The Travel Plan is fully compliant with adopted national, regional and local planning policy and will assist transport choices available to people and will lead to a more equitable and sustainable use of the Appeal Site that provides travel options for all visitors, regardless of whether they own a car.
- 5.31 4.2 of the Enforcement Notice refers to the potential for significant transport implications, now and in the future, of the Markaz use. A Transport Statement by Motion transport consultants is submitted with this appeal to address the expressed concerns of the Council in the notice, with reference to highway safety, the free flow of traffic and residential parking spaces.
- 5.32 The Transport Statement demonstrates the Appeal proposal to be fully compliant with paragraph 10 of the NPPF in terms of its presumption in favour of sustainable development due to its location within the town centre and proximity to multi public transport routes, leading to its PTAL **of 6b at its front door. Section 9 of the NPPF deals with 'Promoting Sustainable Transport'**. The proposal complies with the requirements of paragraph 103 of the NPPF by reducing the need to travel and offering a choice of transport modes, with all the associated benefits on the environment and highway network.



- 5.33 NPPF paragraphs 105 and 106 support low and maximum parking standards for development of sites such as the Appeal Site, which has a high level of accessibility to public transport. The NPPF promotes the wider need to reduce the use of private vehicles, reducing emissions. Reducing private vehicle usage is key to helping manage the local road network. The use of this town centre location for a community use alongside the measures contained within the Travel Plan to promote pedestrian and cycle usage supports the level of parking provided and supports the Proposed Development in compliance with paragraphs 105 and 106.
- 5.34 Furthermore, the theme of promoting sustainable sites for development, having regard to pedestrian and cycle usage and to encourage sustainable transport modes is continued within paragraphs 108, 110 and 111. The Proposed Development fully complies with the NPPF in this regard.
- 5.35 The Transport Statement assesses the Proposed Development against the London Plan and local planning policy and concludes that there is a real opportunity to promote sustainable transport travel for staff and members at all times of the day. Additional on-site cycle parking will be provided and the Appeal Site is considered to accord with the broad principles of planning policy on all levels.
- 5.36 The Transport Statement concludes the Appeal Site is highly sustainable in transport accessibility terms, being ideally located to provide for a community use such as the Appellant, particularly in relation to public transport facilities. The travel behaviour of staff and visitors will be actively influenced by the Travel Plan and it is anticipated that, by comparison with the established planning use of the Appeal Site, no material transport impact will arise from the appealed use. This should be considered against the context of the historical uses, originally as a theatre and as a concert hall with greater capacity than exists today, and the subsequent use as a Church with public performances and community function. The Appellant can successfully be considered to cause no greater impact to those preceding uses and will afford the opportunity to apply updated Travel Plan techniques to support the latest adopted policy to support sustainable transport modes.
- 5.37 The second part of the approved Church description of development states **“To Hold concerts, conferences, drama and dance festivals”** and 4.3 of the Enforcement Notice requires a plan in regard to public performances.



5.38 As stated above, the officers' report to the LB Barnet Planning and Environment Committee, 9 May 2007, implies the activities referred to within the description of development were in direct association with the church.

5.39 The historic planning use of the Appeal Site is that of a theatre, which is a Sui Generis use. The report to the Planning and Environment Committee includes at page 7 an explanation of the historical theatrical use under **the section titled 'Planning History'**. The report states in support of the change of use from a theatre that there is no longer demand as an entertainment attraction **and that the building had been vacant for four years. The officer's report continues on page 7 to state: "The building is not considered to have been used in its original use as a theatre for nearly forty years and seeking to protect the historic original use is not realistic in planning terms"**.

5.40 The Council stated in approving C00222W/07 that it does not seek to oppose the loss of the theatre use at the Appeal Site. The officers report states on page 8: *"...it is considered that times have changed and a theatre of this size in this location is not proving attractive to theatrical organisations. Theatrical organisations of this nature that can provide performances for audiences of this size would prefer to be in the West End" and "The use is considered to still provide an element of performance. The applicants have stated that they will hold music concerts with visiting musicians; pantomimes and drama performances approximately once a month"*.

5.41 Notwithstanding the above, the operators were required to submit a public performance management plan in accordance with the requirements of Condition 3 of C00222W/07:

"The applicants shall submit a public performance management scheme to be submitted to and approved in writing by the Local Planning Authority within three months of the date of this decision. The use and associated public performance activities shall be carried out strictly in accordance with the approved scheme."

5.42 A Public Performance Management Scheme (PPMS) was submitted by the El-Shaddai Church, see Appendix 8, and approved by the Council, application reference F/04151/08, dated 13 March 2009. A copy of that decision notice is included at Appendix 9. Condition 3 does not define further the requirements of the PPMS or define **what may constitute a 'Public Performance'**.



- 5.43 The approved PPMS combined the Churches ancillary activities such as community programmes, wider events such as conferences and music concerts. This is within the approved EI-Shaddai PPMS which lists artists who performed at the appeal building during 2008. Each one of those artists are specifically Christian music acts, who can be considered to primarily perform for the purpose of promoting and celebrating that religious faith. A list of those artists is included at Appendix 10.
- 5.44 **The officer's** report states that the Hippodrome was not considered to have been used in its original use as a theatre for nearly forty years and seeking to protect the historic use was not realistic in planning terms. This indicates that the Council did not see any benefit in retaining the entertainment use of the building. Therefore, the proposal to introduce an element of performance was not a policy requirement and was simply something that the applicant provided alongside the church use.
- 5.45 **The officer's report states that it was considered that the use of the building would introduce a** community facility to a location supported by UDP the previously adopted policies GCS1 and CS1.
- 5.46 Policy GCS1 (community facilities) stated that the Council would seek to ensure that an adequate supply of land and buildings were available for community, religious, educational, health and social care facilities in order to meet the needs of residents in the borough.
- 5.47 Policy CS1 (community and religious facilities) stated that development proposals for community and religious facilities would be permitted where they met four criteria. These criteria were where it would be easily accessible by public transport, walking and cycling; would not be within a primary retail frontage if in a town centre; would not have a demonstrably harmful impact on the character of the surrounding area and the amenities of nearby residential properties and other uses; and be accessible to people with disability.
- 5.48 Policy CS10 states the Council will work with its partners to ensure that community facilities including schools, libraries, leisure centres and pools, places of worship, arts and cultural facilities, community meeting places and facilities for younger and older people, are provided for **Barnet's communities. It will (inter alia) support the enhancement and inclusive design of** community facilities ensuring their efficient use, and the provision of multi-purpose community hubs that can provide a range of services to the community at a single accessible location.



- 5.49 The supporting development management policy, DM13, adds new community facilities should be located where they are accessible by public transport, walking and cycling, preferably in town centres or local centres. The uses should also ensure that there is no significant impact on the free flow of traffic and road safety and protect the amenity of residential properties.
- 5.50 It is evident from the **Council's presently** adopted local plan policies that there are similarities with the UDP policies used to grant planning permission in 2007. Therefore, as the Appellant proposes to retain community uses that widely benefit their membership as a community group and the wider community, it can be demonstrated there will be no significant impact on traffic and residential amenity, there is no reason as to why the Appellant cannot continue to operate at the Appeal Site.
- 5.51 The Appellant proposes a similar PPMS to that previously approved by the Council for the Church and is provided at Appendix 11, in compliance with the requirement of 4.3 given by the Council for issuing the Enforcement Notice.
- 5.52 Notwithstanding and without prejudice to the submission of a PPMS, the Appellant considers that the Council has previously accepted the change of use of the Appeal Site to that of D1 to be acceptable and that there is no policy requirement for any public performance element.
- 5.53 The proposed PPMS comprises a range of Weekly, Monthly, Quarterly, Yearly and individual 'Special **Events**' across a range of community activities, performance activities. Many of these activities are associated with the Markaz, much in the same way the approved Church PPMS did, but are not exclusive, include interfaith activities and performances open to all members of the public.
- 5.54 It is considered that the appealed use will not have any more of a harmful impact on the amenities of the neighbouring residents than if it were to be used as a theatre or as a church with associated community and public performance activities as currently lawful.
- 5.55 As the Hippodrome is in a key town centre location the vitality and viability of Golders Green is relevant.

- 5.56 The proposed change of use will ensure occupancy of an important grade II listed building which has, in the recent **past during vacancy, been on Historic England's Buildings At Risk Register. The building's list description acknowledges its' architectural merit, noting both internal and external detailing.** The building is described as being listed "*...as a rare example of a surviving suburban theatre, largely intact*".
- 5.57 The townscape value of the building is further acknowledged throughout the Golders Green Town Centre Conservation Area Character Appraisal. It is one of seven listed buildings within the conservation area. **The Council's appraisal states at 5.1, "Together these features provide a high quality environment within which the individual historic buildings make a special contribution".** Furthermore, the building is prominently positioned within the conservation area, adjoining the relative open expanse formed by the bus station in front of Golders Green London Underground station **and, in North Cross Road, adjoining a classified 'A' road.**
- 5.58 **Listed Buildings are required to 'adapt' to new uses providing their** special architectural or historic interest is not harmed. No physical changes to the building are proposed, therefore, it is not considered that the proposed use is harmful to the use of the building. As the building will not change its external appearance, so the character of the street scene will not change.
- 5.59 The appealed use, therefore, is supported by the NPPF Chapter 16. Conserving and enhancing the historic environment. In particular the appealed use is in compliance with paragraphs 192. Which instructs determining authorities to take account of "*a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; and b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality;*" **and to** paragraph 200 which states "*Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.*"
- 5.60 4.4 of the Enforcement Notice refers to the need for appropriate restrictive conditions on the use with there currently being a risk in the manner any uncontrolled use may evolve, with implications for the amenities of the neighbouring occupiers and to the character of the area.



- 5.61 The Appellant interprets this Reason to infer that the Council do not currently foresee any implications on the amenities of the neighbouring occupiers and to the character of the area by the appealed use. The Appellant considers this Reason to imply that the Council seek to control future potential uses and a regulated permission would provide such an opportunity.
- 5.62 The Appellant maintains the appealed use to be acceptable and in compliance with adopted national, regional and local policy. The Appellant is satisfied for the appealed use to be controlled by a defined use class and for associated conditions to be applied to maintain the use in an acceptable manner, without prejudicing or inhibiting the Appellant and to be in compliance with the NPPF regarding the use of conditions in decision making, paragraphs 54 - 55.
- 5.63 For the reasons above and as demonstrated within this Statement the Appellant considers 4.4 to be satisfactorily addressed.



6. Summary and Conclusion

- 6.1 In conclusion, the Appellant contends the nature of their use. That which is proposed by this appeal is, generally, the same in character as that approved by LB Barnet save for the reference within the approved description of development to the use as a church and to the nature of the proposed public performance management plan. It is the manner in which that description of development is written with specific reference to the use as a church without any justification **which appears onerous and which has led to the Council's action in issuing an Enforcement Notice.**
- 6.2 The Appellant does not seek to criticise the previous decision of the Council, but rather has sought to refer to the previous decision made in 2007 for a church and its associated activities and compared the similar nature of the Appellants use of the Appeal Site.
- 6.3 The use will not be harmful to the amenities of the neighbouring residents in this core town centre location and will preserve the character of the Grade II listed building within the Golders Green Town Centre Conservation Area, ensuring its long-term occupancy and maintenance. The requirements of the Enforcement Notice have been met by the submission of an acceptable Public Performance Management Plan, Transport Assessment and Travel Plan. Accordingly, the Planning Inspectorate is respectfully requested to allow this appeal for the continued use of the site as that described within this statement.



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

**TOWN AND COUNTRY PLANNING ACT, 1990
(as amended by the Planning and Compensation Act, 1991)**

ENFORCEMENT NOTICE

ENF/0615/19

ISSUED BY THE Council of the London Borough of Barnet (“the Council”)

1. THIS NOTICE is issued by the Council because it appears to them that there has been a breach of planning control, under Section 171A(1)(b) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Annex at the end of the notice and the enclosures to which it refers contain important addition information.

2. THE LAND TO WHICH THIS NOTICE RELATES

Land at Hippodrome 3 North End Road London NW11 7RP, shown edged and hatched black on the attached plan (hereinafter called “the Property”).

3. THE MATTERS WHICH APPEAR TO CONSTITUTE THE BREACH OF PLANNING CONTROL

Use of the land as a cultural centre, not comprising use as a church, to hold concerts, conferences, drama and dance festivals, in breach of condition 2 of planning permission reference C00222W/07, granted on 9 May 2007.

4. REASONS FOR ISSUING THIS NOTICE

It appears to the Council that the above breach of planning control has occurred within the last ten years.

The use of the land as a cultural centre is in breach of condition 2 of planning permission reference C00222W/07 granted on 9 May 2007. The use of the land is not as a church, to hold concerts, conferences, drama and dance festivals.

1 No Travel Plan has been submitted to the Council and therefore the Council cannot be confident that trip generation caused by the centre is as sustainable as reasonably possible and practical. The failure to provide a Travel Plan is contrary to Policy DM17 of the London Borough of Barnet Development Management Policies development plan document (DPD) 2012 which requires that the occupier develop,

implement and maintain a satisfactory Travel Plan (or plans) to minimise increases in road traffic and to meet mode split targets.

- 2 Given the size of the site and the nature of the on-going use there is a reasonable possibility that the Centre will have significant transport implications now and in the future. In the absence of an up to date Transport Assessment the Council cannot be certain that the use of the site will not result in harm to highway safety, the free flow of traffic or on the appropriate availability of residential parking spaces. As the use continues to evolve the Council is not yet in a position to make a full assessment by retrospective means alone. The failure to provide an appropriate Transport Assessment is contrary to Policy DM17 of the London Borough of Development Management Policies development plan document 2012.
- 3 In the absence of an agreed and enforceable plan there is an unacceptable risk that the centre will not provide or facilitate an appropriate level of public performance for the benefit of the wider community. Contrary to policy CS10 of the London Borough of Barnet Core Strategy development plan document (DPD) 2012.
- 4 In the absence of appropriate restrictive conditions placed on the use, there remains an unacceptable risk that the use will evolve in a manner that becomes detrimental to the amenities of neighbouring occupiers and to the character of the area, contrary to policies DM01 and DM04 of the London Borough of Development Management Policies development plan document 2012.

5. WHAT YOU ARE REQUIRED TO DO

Cease the use of the building as a cultural centre and for uses other than as a church, to hold concerts, conferences, drama and dance festivals

6. TIME FOR COMPLIANCE

6 after this notice takes effect.

7. WHEN THIS NOTICE TAKES EFFECT

This notice takes effect on 31st May 2019, unless an appeal is made against it beforehand.

DATED: 25th April 2019

Signed:

A handwritten signature in black ink, appearing to read 'F. Gaudin', written in a cursive style.

Fabien Gaudin
Service Director – Planning and Building Control
Barnet House, 1255 High Road, Whetstone, N20 0EJ

ANNEX

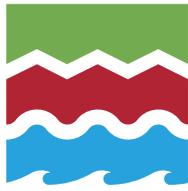
YOUR RIGHT OF APPEAL

You can appeal against this Notice, but any appeal must be received, or posted in time to be received, by the Secretary of State **before** 31st May 2019. The enclosed information sheet from The Planning Inspectorate explains the appeal process and advises on appeal-making procedures. Read it carefully.

WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this Enforcement Notice, it will take effect on 31st May 2019 and you must then ensure that the required steps for complying with it, for which you may be held responsible, are taken within the period(s) specified in the Notice. Failure to comply with an Enforcement Notice which has taken effect can result in prosecution and/or remedial action by the Council.





Historic England

GOLDERS GREEN HIPPODROME

Overview

Heritage Category: Listed Building Grade: II

List Entry Number: 1286941

Date first listed: 23-Oct-1973

Statutory Address: GOLDERS GREEN HIPPODROME, NORTH END ROAD

Location

Statutory Address: GOLDERS GREEN HIPPODROME, NORTH END ROAD

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority District: Barnet (London Borough)

National Grid Reference: TQ 25301 87415

Details

This list entry was subject to a Minor Amendment on 28/01/2013

TQ 2587 28/6 5004 23.10.73

NORTH END ROAD Golders Green Hippodrome

II

Former variety theatre, now concert hall and studio, 1913 by Bertie Crewe. Brick and concrete, rendered on main facades, with partial steel frame, asphalt roof with octagonal cupola. Rectangular plan on prominent corner site, where lies the entrance. Main facade of three storeys and seven bays faces bus station to side between rusticated stair towers with Diocletian attic windows. Giant Ionic order, with pediments over second floor windows. All windows small paned casements, some with coloured leaded glass. Exit doors in centre, formerly giving access to the pit and gallery, are panelled with small coloured leaded lights. Elevation to North End Road similarly seven bays between

rusticated towers, with Ionic order and smaller casements but identical exit doors. Corner entrance has three double panelled doors with bevelled glass between Tuscan columns.

Interior. Entrance foyer with moulded dentil frieze and thin swags leads to terrazzo-floored stairs. Doorcases to stalls and circle entrances have fluted Egyptian-inspired columns and swags. Auditorium with proscenium, extended stage and two circles, the upper partially blocked. Square proscenium with triglyph cornice and deep cove is flanked by giant Doric columns separating boxes; above these are urns and pediments surmounted by charioteers pulled by lions. Double doors at sides of balconies, the upper pedimented and with a frieze of heads and swags over, the lower with engaged Doric columns in front supporting serpentine ends of gallery. Plaster panels and pilasters on side walls. The upper balcony front pure Doric, the lower with more Renaissance loucheness. Coffered ceiling.

Listed as a rare example of a surviving suburban theatre, largely intact.

Source: Curtains!, 1982. Jean Holden, Golders Green Hippodrome, 1913-68, unpublished City University MA thesis, 1989

Listing NGR: TQ2530187415

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:199014Legacy System: LBS

Sources

Books and journals

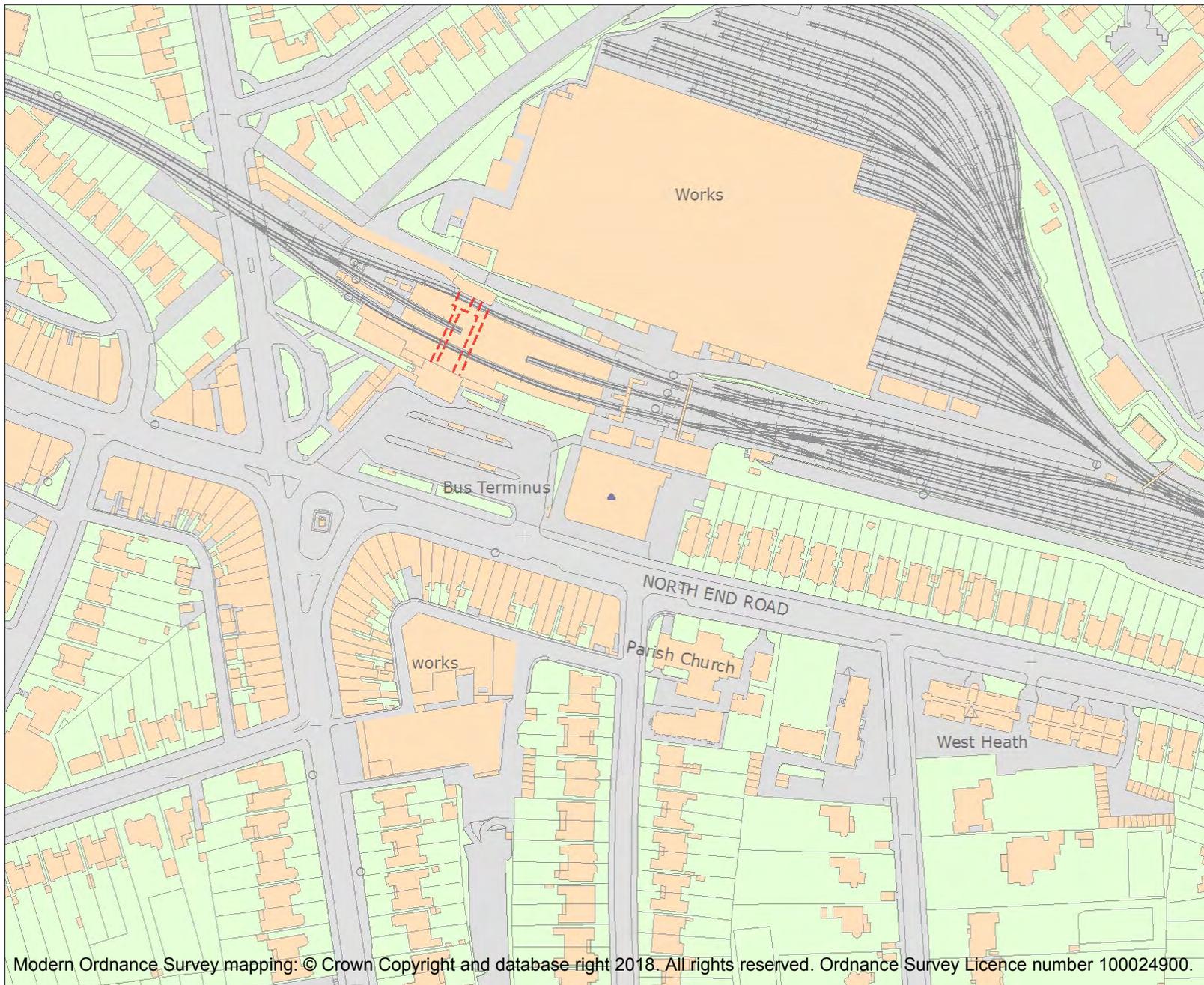
Curtains or A New Life for Old Theatres, (1982)

Holden, J, Golders Green Hippodrome 1913-1968

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing



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This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: GOLDERS GREEN HIPPODROME

Heritage Category:	Listing
List Entry No :	1286941
Grade:	II

County: Greater London Authority
District: Barnet
Parish: Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	TQ 25301 87415
Map Scale:	1:2500
Print Date:	20 May 2019



HistoricEngland.org.uk



Golders Green Town Centre

Conservation Area

Character Appraisal and Management Proposals



For further information on the contents of this document contact:

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(add 'character appraisals' in the subject line)

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Part 1 Character appraisal

Section 1 Introduction

1.1 Conservation areas

The Civic Amenities Act of 1967 provided the original legislation allowing the designation of “areas of special architectural or historic interest,” as conservation areas, whose character should be preserved or enhanced. It is the quality and interest of an area, rather than that of individual buildings, which is the prime consideration in identifying a potential conservation area.

This concept has developed and is now enshrined in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69 of the Act provides a local planning authority with powers to designate conservation areas, and to periodically review existing and proposed conservation areas. Section 71 requires local authorities to formulate and publish proposals for the preservation or enhancement of their conservation areas. Section 72 specifies that, in making a decision on an application for development in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

1.2 Purpose of a conservation area character appraisal

Conservation areas are designated by local planning authorities after careful local assessment. This assessment forms the basis for a Character Appraisal. The format and scope of such statements are guided by English Heritage.

Golders Green Town Centre Conservation Area was designated by the council in March 1998. This Character Appraisal seeks to identify the special characteristics of the Conservation Area so that they may be better preserved and enhanced in the future.

Government legislation on conservation areas and historic buildings generally, is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, which states in section 71:

“It shall be the duty of a local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas.”

The aim of this Character Appraisal is to:

- improve the understanding of the history and historical context of this area of the Borough of Barnet
- generate awareness of exactly what it is about the Golders Green Town Centre Conservation Area that makes it of “special interest”
- provide residents and owners with a clear idea of what should be cared for and preserved
- provide residents, owners, businesses and institutions with a clear idea of what enhancements could be made to the Conservation Area
- provide Barnet Council with a valuable tool with which to inform its planning practices and policies for the area

- provide guidelines to preserve and enhance these special features in the “Management Proposals”.

The council can then ensure that all planning applications for change within the Conservation Area comply with the requirements of the relevant legislation and that any public realm investment is considered in the light of English Heritage guidance.

1.3 The Barnet Planning Policy Framework

The current local policy document covering this area is the Barnet Unitary Development Plan (2006). Of particular relevance is the strategic policy GB Env 4, which aims to protect by preserving and enhancing buildings, areas, open spaces or features that are of special value in architectural, townscape or landscape, historic, agricultural or nature conservation terms.

Policies HC1 and HC2 aim to preserve or enhance character and appearance of conservation areas by controlling inappropriate development and demolition. Policies HC14 and HC15 seek to protect Locally Listed buildings and their setting.

Golders Green town centre has been classified as a District Town Centre with Golders Green Road classified as primary retail frontage, whilst Finchley Road is identified as an area of secondary retail frontage. Policy GTCR1 seeks to sustain and enhance the vitality and viability of the borough's town centres and GTCR2 seeks to ensure that all residents of the borough have ready access to a wide range of goods, services and facilities in their town centre. Policy D22 requires that the design of shopfronts are in keeping with the buildings and general street scene and D24 encourages shopfronts of high quality and design which enhance the appearance of the building or street scene.

Golders Green has been identified as an area of open space deficiency at local park level. Policy L11 protects public open space, most notably the small green area in front of Golders Green station and L12 seeks to improve the amount, distribution and quality of open space in areas of deficiency. Policy GRoadNet aims to ensure that roads within the borough are used appropriately according to their status in the defined road hierarchy. Finchley Road is classified as tier 1, whilst Golders Green Road and North End Road are classified as tier 2.

The Barnet UDP is due to be replaced by the Local Development Framework (LDF). Within the Core Strategy, Policy CS5 protects and enhances the borough's suburbs and historic areas. CS6 promotes Barnet's town centres, seeking to protect and enhance “local” neighbourhood centres. CS7 enhances and protects Barnet's open spaces whilst CS9 provides effective and efficient travel, encouraging trips to route according to the road hierarchy.

Within the LDF Development Management Policies, DM01 protects Barnet's character and amenities. DM04 preserves and enhances Barnet's heritage assets. DM09 ensures town centres are enterprising locations serving their communities. DM10 maintains and protects local centres and parades and DM 13 protects all types and sizes of public open spaces.

This Character Appraisal will help deliver the objectives of the Three Strands Approach (PEG) – Protection, Enhancement and Consolidated Growth - seeking to deliver a successful London suburb where people want to live. The Three Strands Approach underpins the Core Strategy of the LDF.

Conservation areas fall under both the first and second strands as they require preservation or enhancement of their character or appearance. The PEG approach highlights Barnet as an attractive, desirable place to live, rich in heritage and therefore, there is a need to provide appropriate planning protection for conservation areas and where appropriate to investigate additional or extended conservation areas.

1.4 Regional and national policies

Under the Regional London Plan, Policy 3D.1 - Supporting Town Centres - seeks to enhance town centres. Policy 4B.15– Archaeology - protects archaeological resources and asks boroughs to include appropriate policies in their plans. Policy 4B.12 - Heritage Conservation - ensures the protection and enhancement of historic assets based on an understanding of their special character. The Regional London Plan is due to be replaced by the current draft London Development Plan in Autumn 2011.

Within this revised London Development Plan, Policy 2.15 - Town Centres - requires development proposals to sustain and enhance the vitality of the town centres. Policy 7.4 requires new development to pay regard to the positive elements of the character of an area. Policy 7.8 requires new development to preserve heritage assets and make provision for the protection of archaeological resources. Policy 7.9 requires regeneration schemes to make use of heritage assets.

The Government, through the Department of Culture, Media and Sport (DCMS), the Department of Communities and Local Government (DCLG) and English Heritage issued Planning Policy Statement 5 (PPS 5 - Planning for the Historic Environment) in March 2010.

PPS 5 sets out planning policies on the conservation of the historic environment. These policies should be read alongside other relevant statements of national planning policy. Guidance to help practitioners implement this statement, including the legislative requirements that underpin it, is provided in the accompanying Practice Guide.

1.5 Article 4 directions

Article 4 directions are issued by local planning authorities to remove some or all permitted development rights usually within a conservation area or curtilage of a listed building. Due to a large number of the buildings in the Conservation Area being statutorily listed parades of shops, with flats above, an Article 4 direction is not applied, as various permitted development rights are automatically removed on flats and listed buildings.

Section 2 Location, uses and activities

2.1 Location

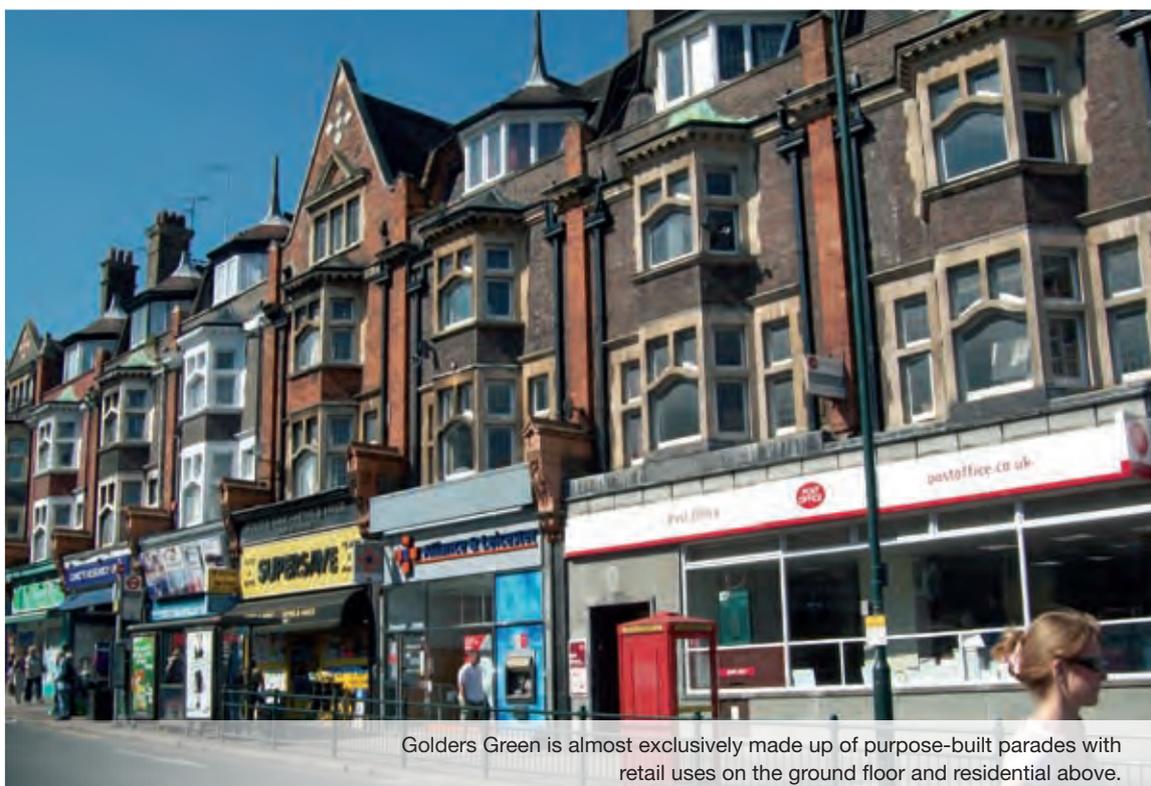
The Golders Green Town Centre Conservation Area lies in the southern tip of Barnet close to Hampstead Garden Suburb. It is located about half way between Chipping Barnet, to the north of the borough, and London's West End. It lies to the south of the Finchley Ridge Natural Landscape Area. The Conservation Area is comprised of Golders Green town centre together with the railway and bus/coach station. The shopping centre straddles the main roads, namely Finchley Road which runs north-south, and Golders Green Road and North End Road which run east-west. The junction of these roads, marked by a war memorial, creates a notable centre for the Conservation Area. The Conservation Area straddles 2 administrative wards (Childs Hill and Hampstead Garden Suburb). There is a population of over 16,000 people living within the Golders Green area of which approximately 400 live within the Conservation Area.



2.2 Uses and activities

Golders Green Town Centre is almost exclusively made up of purpose-built parades with retail uses on the ground floor and residential above. The shops are split between national chains and those selling goods catering for niche markets. There is a tradition of providing high quality shops and catering for local groups such as the predominant Jewish and Japanese communities.

The parades have traditionally included many cafes and notable restaurants, and still do so today. Many cater specifically for the Jewish community such as Solly's restaurant on Golders Green Road. Staple goods such as food and household items are catered for by supermarkets such as Sainsbury's, which has stores on both Finchley Road and Golders Green Road.



Golders Green is almost exclusively made up of purpose-built parades with retail uses on the ground floor and residential above.

The shopping parades were originally conceived to meet the needs of the residential population which expanded rapidly following the development of the Golders Green underground station. However today the historic nature and tradition of the commercial centre and the full range of high street uses such as banks, buildings societies and estate agents ensures a wider catchment area beyond the surrounding residential streets and Hampstead Garden Suburb.

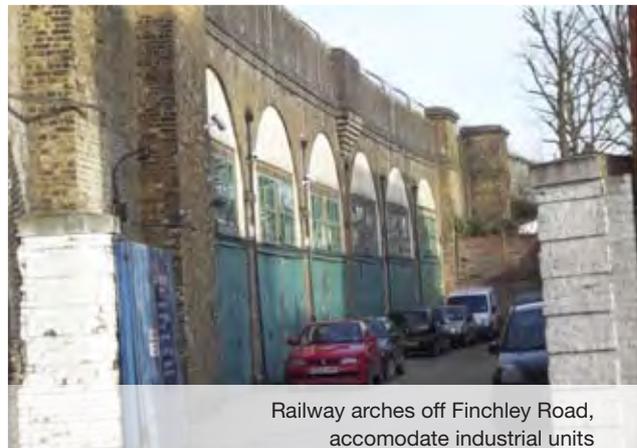
Principal leisure uses today include numerous restaurants and cafes which ensure the area is lively and active throughout the day and into the night. A night time economy has its obvious benefits but as in all areas of this type, issues can arise that can create disturbance to residents and local businesses on occasion.

Adapted garage and storage buildings off the narrow service roads (behind the parades) such as Accommodation Road and St. Albans Lane provide a mixture of small, mainly light industrial and business

uses. The rear of the shop parades have a varied and distinctive character as shown in the photographs below. Because of the nature of their use, acting as a service area to the shops and providing a frontage to the businesses opposite, they can be cluttered, and there are occasional problems with flytipping. The railway arches off Finchley Road provide accommodation for industries such as garage workshops.



Quieter nature of Accommodation Road



Railway arches off Finchley Road, accommodate industrial units



The Golders Green Hippodrome, originally a variety theatre, now a Christian centre

The Conservation Area includes a number of places of worship including the Golders Green Hippodrome, which is adjacent to the underground station, St. Michael's Church (which became the Greek Orthodox Cathedral of the Holy Cross and St. Michael in 1970) at the extreme western end of Golders Green Road, St. Alban's the Martyr on North End Road along with a number of mainly small synagogues which tend to re-use other buildings, such as at 5 – 11 Broadwalk Lane.



St Albans the Martyr on North End Road



St. Michael's Church

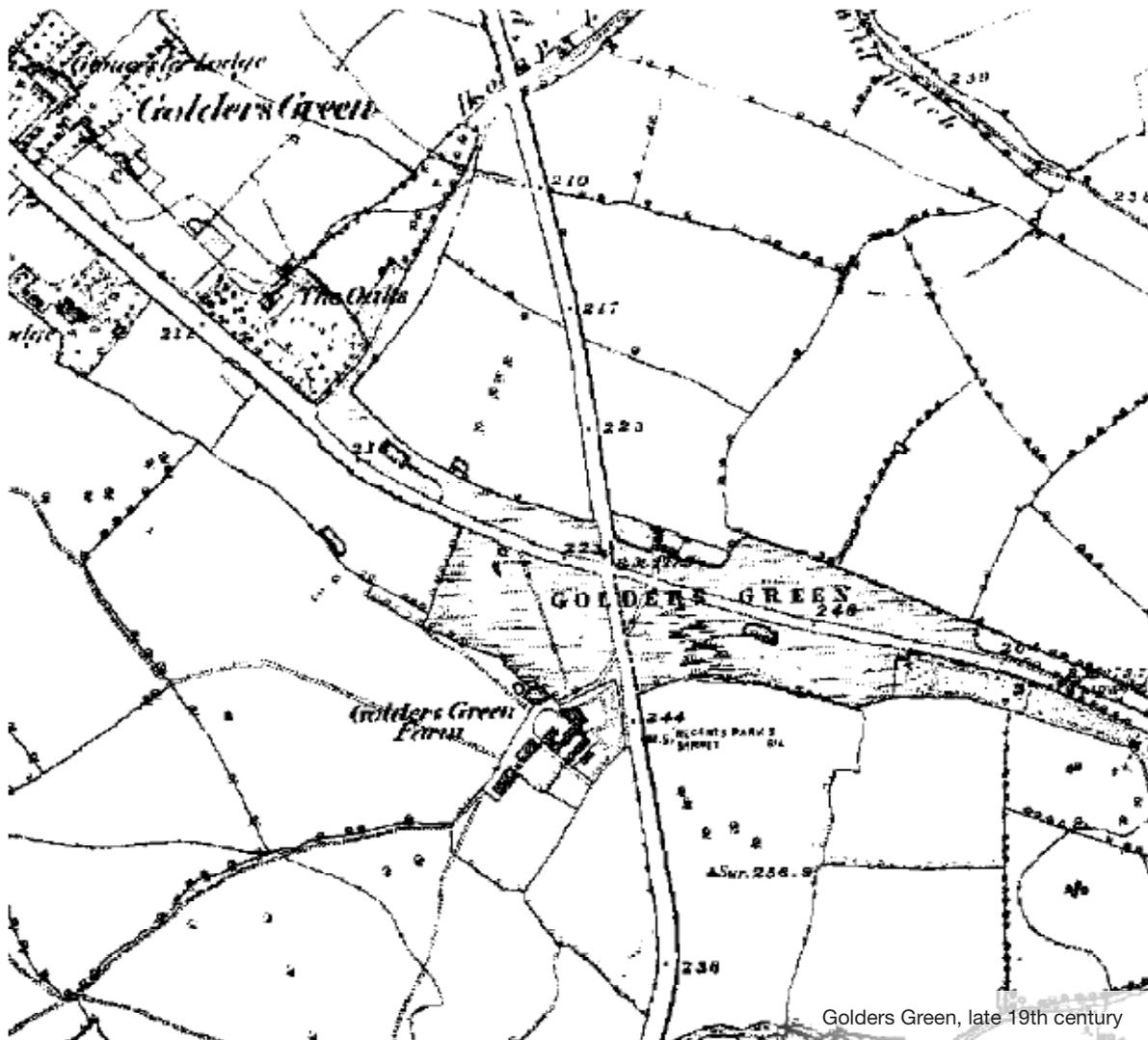
The railway interchange and bus / coach station dominates the junction of Finchley Road with Golders Green Road and North End Road. The area is very busy and noisy with buses, coaches and associated passenger traffic, particularly at peak times, when conflict can arise between traffic and pedestrian needs.

Parking is both limited and restricted on all roads surrounding the town centre. The bustling commuters and shops add to the energetic vibrancy of the area, creating opportunities for further economic prosperity and emphasising the need for a well designed public realm.

Section 3 The historical development of Golders Green

3.1 Historical development

The heavy soil and poorly drained clay in the area supported woodland over many centuries until steady clearances. This produced the landscape shown on the early 18th century maps. Before this the population was low with only isolated cottages and dispersed settlements.



Golders Green, late 19th century

The two major roads in this part of Greater London are Watling Street (dating from pre-Roman times), which runs from the Thames to St Albans and the north-west. The other road, dating from the late 11th Century or early 12th Century, runs from the north part of the City through Highgate and on through Finchley, Chipping Barnet and then northwards. These two roads pass either side of the Northern Heights. In between these routes lies the road which runs over the Northern Heights at Hampstead and down and across in a north-westerly direction to Hendon and Mill Hill. This road is now known as North End Road and Golders Green Road (and further north Brent Street). In 1826 the new London and Finchley Road was laid. It improved the access from Finchley and the North into the new estates around Regents Park in the West End and cut across the road to Hendon at Golders Green. Ducksetters Lane,

which had previously run from Temple Fortune to Finchley, was then obliterated. As can be seen on the maps of the time, it similarly paid little respect to the earlier field layouts cutting through with Roman-like straightness.

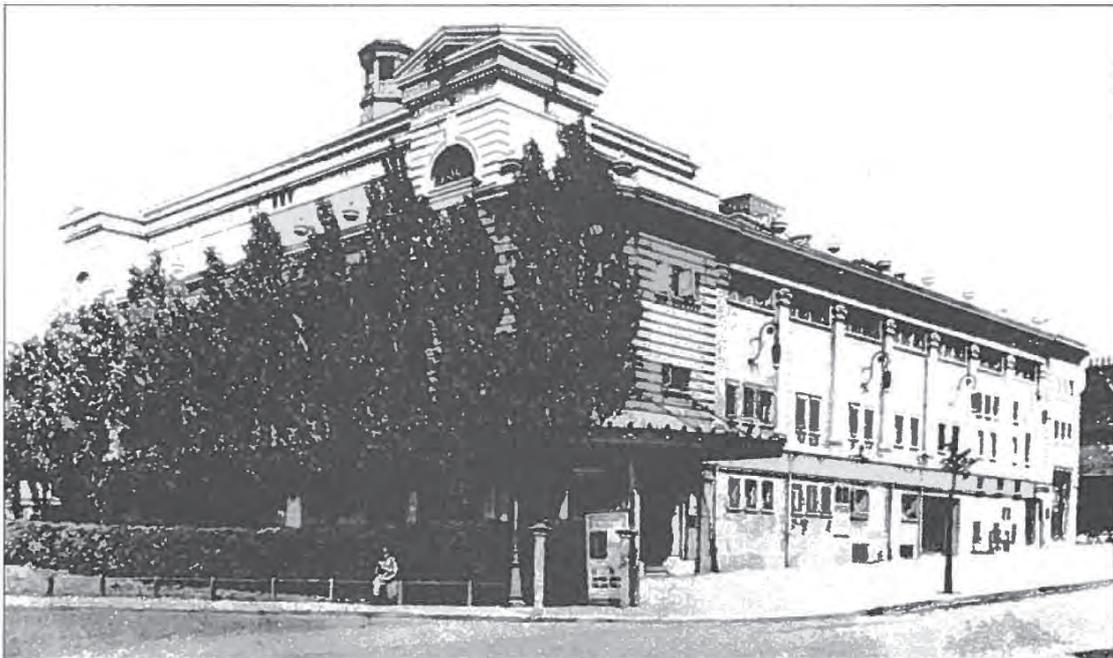


Golders Green Road, 1920s. Change is in the air! A woman driver steers the latest sports car. The 84 bus route at that time went to St Albans via Ballards Lane, Whetstone and Chipping Barnet.



Golders Green Road, 1920s. The box tricycle in the foreground was a popular method for delivering goods of every description. It was also famously used by Walls' Ice-cream whose slogan was 'Stop Me and Buy One'. The butcher's shop on the right, with its open frontage displaying carcasses of meat, was a typical feature of those days. Fishmongers used similar shops.

Golders Green at the end of the 18th Century, and prior to the new road, was a widened area of common land on either side of the road to Hendon. This area, known as the 'waste', was approximately 400 – 500 yards wide and one mile long. The two larger landholders were the Dean & Chapter of Westminster and the Eton College Trustees. Minor enclosure of the 'waste' had been happening since 1700 but with the creation of the new road, the land near Temple Fortune was added to adjoining fields between 1826 and 1860. By 1880 most of the open land had been enclosed but the area was still defined by modest country villas and farms surrounded by fields. The new road had surprisingly little development impact at Golders Green but did make a major difference at Tally Ho, further north. The only major development up to the end of the 19th Century was the Jewish Cemetery (1897) and the Golders Green Crematorium, the first of its kind in London, which opened in 1902.



The Hippodrome Theatre in Golders Green opened on 26 December 1913. In its earlier years it was mainly a music hall but from 1922 until it closed in 1968 it also staged touring theatrical productions, orchestral concerts, ballet and opera. There was hardly an artiste of any note who had not, at one time or another, trodden its boards.

First development phase

The creation of Golders Green as we see it today came with the arrival of the underground railway. Early attempts to bring the railways through this part of London had failed and it was largely thanks to the energy and vision of Charles Yerkes that the underground railway came into being. He was an American financier and entrepreneur responsible for the building of street and elevated railways in Philadelphia and Chicago. Experience had convinced him that people and homes followed the railways and it was thanks to his foresight that the proposed underground railway from Charing Cross to Hampstead extended through the Northern Heights to terminate at the road junction at Golders Green.

Development pressure followed this decision and predated the opening of the station in 1907 by about two years. Finchley Road was provided with sewers and also widened, and local buildings' byelaws were amended, all in readiness for the anticipated housing. In addition this was also the period when the tram system was developed and tracks were laid along the Finchley Road for the trams which ran from the end

of 1909. Estate agent and entrepreneur Ernest Owers and others quickly saw the potential and between 1907 and 1911 roads were laid out and some 744 homes were built. To the north, Dame Henrietta Barnett, together with Parker and Unwin, was laying out Hampstead Garden Suburb, but with no shops there, the opportunity for the development of shopping parades at Golders Green was evident. The parades were built between 1909 and 1918 and form the heart of the Conservation Area. The developers were Ernest Owers, A. J. Edmonson, and James and Leslie Raymond of Hodford Farm; the architects were Herbert A. Welch, working with H. Clifford Hollis and T. Merrison Garrood for the main parades, and others for individual shops. They were widely held to be the finest shops outside of the West End and were hugely popular.

Entertainment came with the Ionic Cinema (now the Sainsbury's site on Finchley Road) and the Hippodrome Theatre, both in 1913. The Great War however brought this first phase of development to an end.

Second development phase

The second phase of development took place between 1924 – 1930 when the railway was extended to Hendon and then to Edgware, forming the arches and bridges which are important aspects of the character of the Conservation Area. This brought new shops (although on a more modest scale and quality) further along Golders Green Road, and infill development near the station, again largely by Herbert A. Welch and his partner H. Clifford Hollis. Welch had also secured the commission to design the centrepiece War Memorial that was unveiled in 1923. By 1930 the area was substantially complete with St Albans the Martyr Church, begun in 1909 and completed in 1933, a slightly later addition.

A key characteristic of the Conservation Area is that, by and large, the same people built it all, in a relatively short period of time, in two phases 1907 – 1918 and 1924 – 30. This contributes considerably to its architectural and planning cohesion.

3.2 Archaeological significance

Parts of the Conservation Area are of considerable archaeological interest. Some Roman finds have been discovered along the Golders Green Road and up the hill at Hendon. It is also possible that evidence of medieval and early modern Golders Green, which is believed to have been a scattered hamlet around the outer edges of the manorial waste, may have survived the 20th Century development of streets.

Similarly it is possible that archaeological remains of the 18th Century and later villas (shown within the 'waste' on the earlier maps) which were pulled down to make way for the developments from 1907, may be buried beneath current buildings, roads and other hard surfaces. These remains may survive as shallow foundations and could, if found, offer invaluable evidence of Golders Green before 20th Century development. The council has identified Golders Green Road (as far as Hodford Road) as an Area of Special Archaeological Significance.

Section 4 Spatial analysis

4.1 Topography

The topography of the Conservation Area, in the main, is relatively level, with the notable exception of North End Road. This road travels over the Northern Heights at Hampstead and down in a north westerly direction to Hendon, falling significantly at its eastern end and providing a gentle decline as it approaches the boundary of the Conservation Area and levelling out at its junction with Finchley Road. Its continuation into Golders Green Road is again fairly level.

Finchley Road which runs north south is fairly level on its northern approach, rising gently just past its junction with Golders Green Road and North End Road to the southern boundary of the Conservation Area. These gentle inclines allow for picturesque views both into and out of the Conservation Area.

4.2 Views and vistas

There are a number of key views, focal points and landmarks within the Conservation Area. The elevated vantage points to the east and south provide long views into and out of the Conservation Area. The subtle curve of the parades on Golders Green Road, offer shorter-range views of the parades.



Amongst the most notable views and vistas are:

- from North End Road towards Golders Green Road parades



- from Golders Green Road parades towards North End Road and the rising land to the south



- westerly views along Golders Green Road framed and terminated by the railway arches



- linear views along Finchley Road to the rising land to the south; These are enhanced by the curved parades that mark the crossroads



- lively skyline views of the parades, with an array of turrets, cupolas, roof pitches, elaborate gables, dormers and large chimney stacks



- short range views of the architectural form and detail of the shopping parades including fine terminating buildings and buildings marking significant junctions within the parades, regular plot widths providing strong vertical rhythm and intricate detailing mainly in the Arts and Crafts traditions (as above).

It is important for the preservation of the character of Golders Green Town Centre Conservation Area that the most important views and vistas are maintained and enhanced when the opportunity presents itself. Such enhancements, should funds arise, might include planting vegetation, hanging baskets and improvements to shopfronts, to enhance the feel of the public realm and appearance of architecture at eye level.

Proposals for new development on prominent sites or elevated land must contain sufficient information to enable the impact on longer distance views and the setting of the Conservation Area to be assessed. Any new development must respect the sensitivities of the area.

4.3 Streets and open spaces

The Conservation Area has a wide variety of spaces although most are urban in character. These range from wide streets to more intimate service areas, railway arches and limited front gardens. Formal open spaces are rare and green open space is only available around the station. In addition, street trees and the small number of green front boundaries provide some greenery in the area.

Streets

The roads within the Conservation Area are, in effect, the public open spaces. All are busy, vibrant, urban roads accommodating significant amounts of traffic and pedestrians. The streets are generally wide

with continuous pavements on either side. Heavy traffic and parking are particularly notable on North End Road. It is a well used thoroughfare for both pedestrians and vehicles. Finchley Road is urban in character, noisy and vibrant, particularly around the station while Golders Green Road is more formal and ordered in layout.



Urban character of Finchley Road and the crossroads

The shopping parades are elegant and cohesive. The road gently curves and frames long distance views and creates interest. Pavements are generally wide, in relation to the street, giving the buildings a greater presence. It is the quality of the Parades within the Conservation Area that help promote the town centre as a shopping destination, and emphasises the need to pursue high quality shopfronts through future planning applications.

The urban character of Finchley Road and the crossroads contrasts dramatically with the quieter, intimate feel of the rear service roads, Accommodation Road and Golders Way.

North End Road, with its relatively steep incline and mixed character, tends to have a less formal feel particularly at its eastern end. Pavements are narrower and spaces more intimate with large and mature street trees at the edge of the pavement. These shield the pedestrians from the passing traffic, provide seasonal interest and frame views down to the crossroads. As the road levels out, the



Intimate feel of Accommodation Road

street becomes more formal and urban in character; traffic is heavier near to the station and street trees give way to pedestrian and traffic barriers.



Green spaces

The small green spaces adjacent to the bus station on the Finchley Road provides visual relief to the busy town centre, and the potential to sit and watch the world pass by, in an otherwise built up and urban area. Nestled between the bus and underground stations it overlooks a small bus-only road and is set in front of a rather incongruous row of single storey buildings which accommodate shops and the bus station office. These are poorly designed and detract from the space. This space, along with the wider train, bus and coach station area have the potential to be reworked into a more cohesive, greener, attractive and better used public space.

Adjacent to the railway and forming part of the northeast boundary of the Conservation Area is a strip of open land protecting a deep water main running to the Valve House on Finchley Road. Some of the cast iron railings remain.

The town centre is otherwise highly developed and urban in character and could benefit from the planting of vegetation, introduction of hanging baskets or other means of greenery, should funds become available. The residential properties on the north-east side of North End Road have modest frontages, mostly hard surfaced and accommodate car parking. Some properties on the south-eastern side of North End Road such as West Heath Court have limited but green frontages which provide welcome relief to an otherwise dense urban area. These properties, together with St. Michael's Church on Golders Green Road, are amongst the only properties that are set behind a frontage.



Green space beside bus station, includes trees and hedges



Leafy frontage to St Michael's Church

4.4 Trees and hedges

Trees and planting are limited in this highly developed area. Street trees and planting make a positive contribution to the character of parts of the Golders Green Town Centre Conservation Area. Amongst the most notable are the following:

- large and mature street trees can be appreciated along North End Road. These provide a green and pleasant setting for the buildings and help to define linear views down North End Road into the more urban area around the crossroads
- trees within the station which define its boundary. Amongst the most notable are the young trees within sparse planting fronting North End Road, trees within a raised planter defining the boundary with the Hippodrome, and heavily pollarded trees within the station forecourt. In addition there are trees and hedging around the depot building to the rear of the station
- small areas of trees and planting around the railway arches and surrounding buildings on both sides of the Finchley Road
- low level planting in front of some units in Accommodation Road.



Sparse planting to station boundary on North End Road



Green frontages and trees to some properties on North End Road

Several of the trees in the Conservation Area are included in Tree Preservation Orders (e.g. along North End Road and West Heath Avenue) and formal council consent is required for their treatment. The other trees in the Conservation Area are protected more generally. In accordance with the legislation,

anyone wishing to prune or fell a tree with a diameter of 75 mm or more (measured at 1.5 metres above ground level) must give the local planning authority six weeks written notice of the proposed tree works. This provides the council with an opportunity to consider whether to include the tree in a Tree Preservation Order.

Further information is available from the Planning Trees and Landscaping Team at planningtrees@barnet.gov.uk.

4.5 Public realm

The public realm covers a variety of features found in the spaces between the buildings. Due to limited frontages and forecourts this mainly includes street paving, signage and street furniture such as litterbins, lighting and bus shelters. The quality of these components makes an important contribution to the character and appearance of the Conservation Area, and where they are badly designed or neglected they can adversely affect the special interest of the whole area. Subject to funds being forthcoming, improvements to the public realm should be considered.

Street paving

Paving should provide a neutral backdrop for the buildings in the Conservation Area. A common theme is a strip of black top juxtaposed with historic granite kerbing, finished to the back edge of the pavement with large paving slabs, coloured pavers or small module paving slabs. Repaving works have been carried out at different locations along Golders Green Road using a plain large module concrete slab. This provides a respectful and quiet backdrop to the buildings and is a significant enhancement in the streetscene. This is a preferred method to small module paving slabs interspersed with dark pavers. Other areas of the town centre would benefit from similar improvements, as and when funding becomes available.



Some traditional paving, such as granite cobbles, can be found in the service roads and areas to the rear of the shops, such as St. Alban's Lane and Accomodation Road, which are highly attractive and of value to the Conservation Area.



Heritage-style notice boards at station



Barriers to restrict the traffic

Street lighting

Street lighting is provided by modern standard lamp columns. They are generally well sited and maintained, receding into the street scene. Where the statutorily listed parades run along Golders Green Road, the street lights are affixed relatively discreetly to the buildings.

Street furniture

Street furniture is varied in design, being a mixture of modern standard products. Some effort has been made to co-ordinate street furniture using a suite of green or black heritage-type Victoriana elements which include railings, street lights, CCTV cameras and controlled parking equipment. However, the town centre would benefit from further co-ordination and removal of unnecessary street furniture, with careful consideration given to the siting of any new items of street furniture. A selection of the following can all be found in the Conservation Area.

- corporate heritage type black cast iron and plastic bins in both a square and round shape e.g. Golders Green Road
- standard Barnet-style street signs. There are some original street names e.g. Hoop Lane. Effort has been made to reduce the impact of the controlled parking signs to good effect
- a number of designs of timber bench



Standard street sign



Heritage-style bin



One of various styles of timber bench

- round concrete planters e.g. station forecourt, brick planters
- modern telephone boxes
- traditional and modern pillar boxes



Round concrete planter



Modern telephone boxes



Traditional pillar box

- a wide variety of bollard design with a variety of dimensions, heights and finishes. These include standard concrete e.g. outside Sainsbury's Finchley Road and the Hippodrome, North End Road; black steel, black plastic of various designs e.g. St. Alban's Lane; white steel, e.g. Accommodation Road; standard tall slim black and white steel bollards e.g. The Station; black plastic with reflective additions e.g. Golders Green Road
- metal guard railings including heritage green Victoriana e.g. the crossroads; heritage black e.g. Golders Green Road; standard traffic barriers painted green e.g. station; unpainted e.g. Finchley Road; palisade fencing e.g. station entrance to depot.



Heritage-style guard railings



Variety of bollards

Specific traffic measures

Given that the junction of Finchley Road, Golders Green Road and North End Road is a major traffic junction, there is a proliferation of traffic signals and other traffic control measures.

These are intrusive and do have an adverse affect on the character of the Conservation Area and particularly on the setting of the listed war memorial. Their location should take account of Joint English Heritage and Department of Transport Traffic Advisory Leaflet 1/96 and subsequent English Heritage advice, and any future changes should be undertaken in line with this advice.

Special features include:



Listed war memorial at the crossroads



Finger post at the crossroads



Traditional street signs e.g. The Exchange



A cattle trough set around the war memorial

Section 5 Buildings and architecture

5.1 Introduction

The Golders Green Town Centre Conservation Area retains a large number of listed, locally listed, and unlisted “positive” buildings. The latter are buildings which do not merit listed or locally listed status but have been judged to make a positive contribution to the special architectural and historic interest of the area. With mature street trees and a mixture of mansion houses, institutional buildings and rhythmic shopping parades, the area has a strong sense of place, with a consistent building line. Together these features provide a high quality environment within which the individual historic buildings make a special contribution.

5.2 Listed buildings

There are 7 listed buildings in the Conservation Area, of which the 2 shopping parades on Golders Green Road (Cheapside and The Promenade) are comprised of 78 separate retail units. All are listed grade II. Details are included in Appendix 1.

5.3 Locally listed buildings

There are currently 2 locally listed buildings, the shopping parade on North End Road and St. Albans Church Hall. These are buildings that do not meet the national listing criteria but do have important local significance and are worthy of protection. Appendix 2 contains a list of locally listed buildings.

5.4 Significant unlisted buildings

As well as listed and locally listed buildings, there are many other buildings within the Conservation Area which make a positive contribution to the character and appearance of the area. These buildings date mainly from the two principle phases of development. This category is comprised largely of the shopping parades on Finchley Road and those on Golders Green Road that are not listed. All categories of building, whether listed, locally listed, or “positive”, are indicated on the Townscape Analysis Map.

These buildings have been identified during the survey process, and as with listed and locally listed buildings, there is a general presumption in favour of their retention. Any application for the demolition of these buildings will therefore need to be accompanied by a reasoned justification as to why the building cannot be retained, similar to that required for a listed building.

5.5 Building styles and materials

The Conservation Area contains buildings in a variety of styles and materials built within the two phases of development at the turn of the 20th century. The principal building types are:

- distinctive parades of shops with apartments and flats above enhanced by fine terminating buildings and individual buildings on prominent sites. Amongst the most notable are the following: The Parade 2 – 38 North End Road into 642 – 616 Finchley Road. Two storeys in red brick with slate and lead roofs and timber joinery decorated in the late Victorian style. Locally listed; Crescent Parade (867 – 893 Finchley Road into 1 – 21 Golders Green Road) by Merrison Garrod, built in 1911.

Three storeys in early Art Nouveau style. 19 – 21 Golders Green Road terminates the parade with Portland stone on the ground floor, in use today as a bank; The Promenade with gentle curve, (25 – 89 Golders Green Road) listed grade II by Herbert Welch built in 1909 in the Baroque style



- landmark buildings and structures e.g. The Hippodrome, a grade II listed concert hall, now a church, built in 1913 with stucco frontage, Midland Bank, in the classical style, built in Portland stone, on the corner of Finchley Road and Golders Green Road, grade II listed, 911, Finchley Road, The Refectory Public House in white painted render, by Herbert Welch, the War Memorial in Weldon stone with York stone steps, grade II listed by Herbert Welch and Clifford Hollis and apartments such as West Heath Court, built in 1936 consisting of five storey luxury mansion flats in brick and stone





Crescent Parade, by Merrison Garrod, built in 1911

- churches including The Church of St. Albans the Martyr, grade II listed completed in 1933 by Giles Gilbert Scott and St. Michael's Church 1913 by John L. Lee, brown brick with stone dressings in a restrained Gothic style



Railway buildings including the depot and shunting sheds

- railway buildings including the depot and shunting sheds and the secondary entrance fronting Finchley Road flanked by shops of notable quality in red brick and tile
- other railways structures such as arches and bridges all in brick with high quality detailing in brick
- good examples of service buildings such as the Telephone Exchange, Hoop Lane from 1923 in a classical style, and the Valve House on Finchley Road of brick and slate vaguely in Arts and Crafts style, dating from 1906



2 – 2a Golders Green Road, by Erno Goldfinger,



Exchange Mansions, 1916, Arts and Crafts style, brickwork with stucco decoration

- Exchange Mansions by Herbert Welch built in 1916; Three storey of red and brown brick with stucco decoration in Arts and Crafts Style
- 2 – 2A Golders Green Road by Erno Goldfinger 1935; Three storey with curved glass in a modernist style
- 4, 6 and 8 Golders Green Road by Herbert Welch and H. Clifford Hollis in domestic Arts and Crafts style forming a gateway to Golders Green Crescent together with 10 Golders Green Road, listed grade II



4 – 8 Golders Green Road, grade II

- Cheapside, 10 – 90 Golders Green Road by Herbert Welch and H. Clifford Hollis dating from 1914; Three storey shops with flats above in Arts and Crafts style. Listed grade II

- 92 – 100, 102 – 104 Golders Green Road by Mundell and Fitt 1922; Single storey lacking the quality of the earlier parades
- 108 – 144 Golders Green Road by Herbert Welch and H. Clifford Hollis dated 1925; Two storeys of modest design lacking the detail of earlier work
- small outbuildings in the rear service roads, most notably Accommodation Road and Golders Way.



Accomodation Road with its cobbles



Golders Way with its untarmaced road surface

Materials

The list below contains the principal examples of materials and details within the Conservation Area but the omission of any others does not suggest that they are not of importance.

Roofs

Machine-made tiles

Late 19th century and early 20th century roofs continued to be slated, but enthusiasm for the Vernacular Revival in the late 19th century brought back machine-made clay tiles. There are many examples in the parades in Golders Green.

Welsh slate

In many places Welsh slate became the preferred roofing materials after 1845 when the railways provided cheaper transportation costs. Welsh slate is used for roofs with a shallow pitch (about 22 degrees) coupled with lead rolled hips and other junctions e.g. North End Road parades.

Lead and copper

Lead and copper are occasionally used for flat or curved dormers, canopies over bay windows and small porches, finials and domes. e.g. The Parades, Golders Green Road.



Copper canopy over bay window on the Crescent Parade

Other common details include:

- oversailing, often sweeping, eaves with moulded soffits
- exposed rafter feet
- modest traditionally detailed pitched and flat roofed dormers
- prominent chimneys.

Building materials

Red clay brick

Historically, handmade bricks and tiles were made locally. After brick making methods improved in the 18th century, brick became cheaper and more fashionable resulting in a variety of colours being produced in addition to the red brick. In Golders Green red/brown brick is used along with various shades of orange and brown in the later Victorian era. Decorative brickwork is a feature of these buildings, and some have contrasting colours. Others use soft clay rubbed bricks and gauged arches above the window or door openings.



Red brick as used on Cheapside, Golders Green Road

Stone

Stone, being much more expensive than the local materials, was brought in only for the most prominent buildings and to articulate the parades and individual buildings within. Of particular note is the Weldon stone used for The War Memorial and the York stone steps, and the classically inspired bank at 897 Golders Green Road.

Stone dressings are used on many buildings within the Conservation Area to add special features such as lintels, window and door surrounds, string courses and quoins. Notable examples are on all the shopping parades. From the 18th century onwards renders were used and lined out to replicate stone often covering a cheaper material such as brick e.g. The Hippodrome.

Vertical tile hanging

Locally manufactured clay tiles, feature on the upper floors of some buildings particularly gable ends e.g. Cheapside.



Vertical tile hanging on the gable ends of Cheapside

Ceramic tiles

Tiles are used decoratively as a walling detail on many buildings within the Conservation Area. Tile creasing was used extensively as a traditional detail of the Arts and Crafts Movement and is notable as an eaves detail on many buildings e.g. Cheapside.

Windows

The predominant window types in the Conservation Area are traditionally detailed timber vertically sliding sashes and casements. Casements and sashes can be seen with a mixture of glazing divisions, from a simple two panes through to six or eight panes. In respect of the sashes, there is often a purposeful mixture of pane sizes within one building, together with a mixture within a single window e.g. the upper sash with multiple divisions, the lower sash with just two. Window openings are commonly recessed. Most windows are painted white although a significant number are darker e.g. Finchley Road 867 – 893. Some casements have decorative leaded lights.



Two pane sash windows, painted white and intricate pediments above the flanking windows

Front doors

Most of the doors in the Conservation Area are constructed of softwood and painted. They are of a simple design with four or six lights in the top section. These doors are generally painted in muted tones.

The variety of local building materials and details provides the Conservation Area with a wide range of textures and colours, of which the warm red of the clay brick and tile is possibly the most prevalent. In addition, render, stucco and stone are all used in white, cream or pastel in shade. This makes a pleasing contrast with the red/brown tile or grey slate roofs. Black cast iron pipe work creates strong definition with straight clean lines under eaves and between building units.

5.6 Architectural features

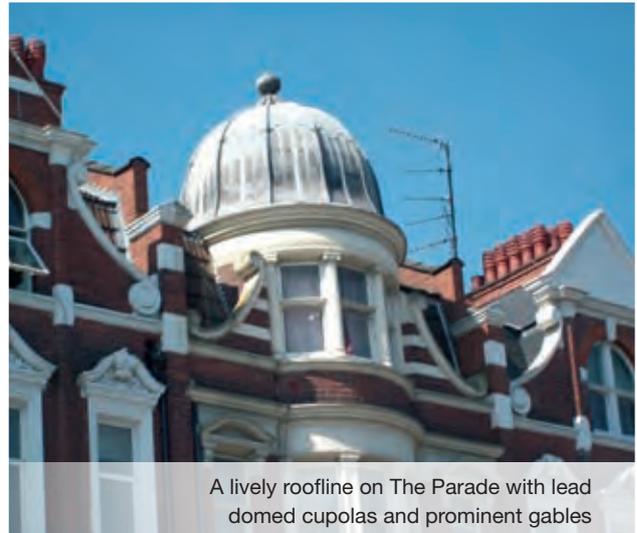
These buildings provide a variety of special features including:

- parades of shops which have a cohesive quality with strong, vertical rhythmic divisions enhanced by regular plot widths, clean building lines, regular window and door patterns, balconies and other distinctive treatments



Distinctive, regular pattern of parades

- lively rooflines with gables, dormers, steeply pitched roofs and large prominent chimneys. Also cupolas, with lead domed roofs, at significant junctions within the parades and as part of terminating buildings e.g. North End Road parade, The Promenade, Golders Green Road at its junction with Hodford Road
- ground floors have a regular repeated plot width defined by a shop frame of pilasters, corbels and fascia, often angled. Pilasters and corbels are often in stone e.g. granite at The Promenade and North End Road parades
- shopfronts would have originally been of traditional detail and type, although today a whole array of different modern shopfronts and signs are commonplace
- purposely designed terminating buildings, often of individual design, to end terraces, create entrances and frame views e.g. junction of Golders Green Road with Hoop Lane and Hodford Road. The same technique is also used to mark prominent sites within the terraces
- windows of traditional timber construction recessed in brick or stone surrounds, transomed and mullioned and mainly painted white. These range from casements with small pane divisions e.g. Cheapside, sashes with small pane divisions e.g. The Promenade, or casements and fixed lights with leaded lights e.g. Crescent Parade. Bay windows of two, three and four storeys at first floor level upwards



A lively roofline on The Parade with lead domed cupolas and prominent gables



Angled bay window with stone mullions and transoms



Distinctive architectural detailing

- steeply pitched clay tiled roofs, often punctuated with dormers, prominent chimneys, gables or dividing walls but sometimes clean and clear expanses of tile e.g. The Promenade and parts of Cheapside. Notable moulded soffits, sweeping eaves and bonnet tiles
- a predominance of red brick with decorative brickwork such as window and other surrounds, arches, brick corbels and banding. A variety of bonds notably Flemish and English

- white Portland stone used for prominent buildings e.g. the bank at 879 Finchley Road at its junction with Golders Green Road, significant junctions within parades e.g. The Promenade junction with Hodford Road, and to give particular significance to special features within the terraces, such as windows e.g. Cheapside, junction with Hoop Lane. Heavy Victorian embellishment in white Portland stone e.g. North End Road
- traditional steeply pitched gables sometimes in groupings of two, three or four, often tile hung in Arts and Crafts tradition, plain in design and detailing e.g. Cheapside, steeply pitched brick gables with stone parapet and festoon English Renaissance style e.g. The Parade. Gable detailing, often with oriel window e.g. The Promenade, classically inspired gables with heavy over sailing decorative eaves e.g. 867 – 893 Finchley Road, ornate Dutch gables in red brick with stone dressings creating an elaborate roofline display e.g. North End Road and Finchley Road at junction with Golders Green Road
- rears to the parades often face service roads and are of comparatively simplified design mainly in cheaper materials. Rear access to the flats above is via external staircases
- balconies set behind cast iron railings e.g. The Promenade
- doors to upper floor flats are generally traditional painted timber, of simple design with six pane lights in the upper section and fanlight above, in the Arts and Crafts tradition
- railway architecture in red brick, distinctive and utilitarian in appearance, depot buildings with large uninterrupted metal roofs with pedimented gables, large arched Crittal type windows, recessed under neatly detailed brick arches, chimneys with detailed brick work. Other railway buildings of note in red brick with classically inspired detailing
- set pieces, such as blocks of apartments and churches e.g. West Heath Court and St. Albans Church in the Arts and Crafts tradition, using red brick with simple clean detailing inspired by the nearby Hampstead Garden Suburb
- rendered frontages with classically inspired detailing and giant Ionic order e.g. The Hippodrome.



Section 6 Character areas

Golders Green Town Centre Conservation Area can be divided into four character areas due to variations in topography, building type, uses, buildings period, and materials. The four character areas are:



1. North End Road – eastern end
2. Central hub
3. Golders Green Road parades
4. Armitage Road – western end.

6.1 Area 1: North End Road – eastern end

The key characteristics are:

- originating from higher ground to the east, fine views can be appreciated down the descent of North End Road terminated by the crossroads and War memorial, with distant views of the pronounced curve in the Golders Green shopping parades



Views along North End Road,
looking eastwards towards the crossroads



5 storey West Heath Court frontage

- residential in character at its eastern end, fine trees shield the pedestrians from the traffic and frame views to the more urban and busy areas below to the west
- fine buildings such as the five storey blocks of apartments at West Heath Court, Annandale House, a three storey red brick classically detailed block, St Alban's Church by Sir Giles Gilbert Scott (Grade II listed) and St. Alban's Church Hall, characterise the area



St Albans Church Hall



Views along North End Road showing housing and
tree line beyond edge of conservation area

- boundaries are mainly trees and planting, interspersed with hedges and low-level walls. This gives the area an almost suburban feel, acting as an area of transition from the quiet and rural Hampstead Heath to the hectic urban transport interchange and shopping area in Golders Green
- the northern side of the road, which lies outside the Conservation Area, is exclusively Edwardian semi-detached housing with modest mostly open frontages. This group is visually linked to the southern side by the tree line running along the pavement edge.

6.2 Area 2: Central hub

The key characteristics are:

- the junction of Golders Green Road, Finchley Road and North End Road, the crossroads is focussed on the centrally sited War Memorial

- this part of North End Road takes on a busy urban feel fronted by the railway, bus station and the nearby shopping parades



The crossroads, with Crescent Parade and the War Memorial



Light industrial building in St. Albans Lane

- rear service roads are busy with business activity, although cluttered and untidy in places. St Albans Lane houses a collection of light industrial and business uses in the block to the rear of the shops. Access to the flats above the shops is provided via a plethora of external staircases
- of particular note are the shopping parades on North End Road, which are locally listed. Of red brick with stone detailing and embellishment, they have a lively roofline created by an array of decorative gables, a cohesive and regular rhythm which include features of individual and unique design such as cupolas and bays. They link into 642 – 616 Finchley Road and create a cohesive and regular block
- the railway buildings to the north of the station are 20th century in design and detailing. Of red brick with classical detailing. The depot and shunting sheds are of simple utilitarian design, but well-designed and notable of their type (see photo on page 30).



Secondary station entrance



Railway arches

- the secondary station entrance onto Finchley Road, together with the flanking retail units, is notable in design and detailing

- the railway arches adapted and used as industrial units have a busy and intimate feel
- the notable shopping parade at 867 – 893 Finchley Road running into 1 – 21 Golders Green Road is of red/orange brick in the early English Art Nouveau style by Morrison Garood 1911. It has a lively and interesting roofline with copper finials and small roofs to bays, ornate stone surrounds, canted bays, rising to dormers, which break the roofline. Prominent gables punctuate the busy roofscape
- the prominently located bank at 897 Finchley Road, grade II listed, marks the junction into Golders Green Road. Of individual classical design in Portland stone, its gentle curves guide the eye around into the main shopping street
- The Hippodrome, which the Theatre Trust (the National Advisory Public Body for Theatre) considers to be a “substantial building which should be retained...as its significance has a local dimension... and therefore will have been a focal point for cultural activity in the community”.
- the small green open space in front of the station provides the only green open space in the area, although compromised by limited planting and traffic noise
- the Pump House on the western side of Finchley Road is a fine Victorian structure, although its setting is compromised by car parking.

6.3 Area 3: Golders Green Road Parades



Cheapside, Golders Green Road



The Promenade at 25 – 103 Golders Green Road

The key characteristics are:

- the main frontage is exclusively retail, with light industrial uses in the rear service roads
- two long, distinctive and cohesive three and four storey shopping parades of high quality, with apartments above. Grade II listed. Both designed by Herbert Welch and H. Clifford Hollis as a set piece forming the heart of the Golders Green Town Centre. Namely, Cheapside at 10 – 90 Golders Green Road and The Promenade at 25 – 103 Golders Green Road, both built in the first phase of development between 1909 – 1914
- the Promenade is in the form of a curved terrace in the English Renaissance style. Of red/brown brick with stone and timber dressings, tiled roof, copper sheathed finials and dome, cast iron railings and granite pilasters between the shop fronts

- Cheapside is in the Arts and Crafts style, in dark red brick with hipped and gabled orange plain tiled roofs
- the long principal frontages are relieved by varied wall, fenestration and roof details providing rhythmic relief and interest e.g. The Promenade, two end sections (25 – 45 and 75 – 103) have upper floors projecting to the street line whilst 47 – 73 has recessed upper floors recessed behind railings with a regular series of canted bays and dormers punching through the roof
- steeply pitched roofs and prominent brick chimneys
- fine terminating buildings on all corners including No's 25, 103, 4 – 8 and 90 Golders Green Road which mark street corners using an increase in height, brick or stone banding and quoins, prominent chimney stacks, often diagonally set, canted bays, and chimneys



Steeply pitched clay tile roof with prominent chimneys and partial timber cladding



Telephone Exchange Buildings

- 92 – 104 and 106 – 113a are two storey parades of lesser quality
- rear service mews/roads behind the parades at Golders Way and Accommodation Road. They have a quiet and private feel. Neat service buildings possibly previously used for storage in association with the frontage retail uses
- the modest scaled service buildings in Accommodation Road which have been converted to office and light industrial use. Notable cobbles over the full width of the road
- Golders Way Service buildings are well designed brick and tile structures now mainly used with residential properties in Golders Green Crescent
- Telephone Exchange, Hoop Lane, two storeys, of red brick in Classical style. Good example of its type.

6.4 Area 4: Armitage Road – western end



Exchange Mansions, Golders Green Road



Parades of shops

The key characteristics are:

- exclusively retail, with some town centre uses such as a church and synagogue. Beyond the Conservation Area boundary, the character changes sharply from High Street uses to residential
- a number of traditional uses serving the local community such as kosher butchers, patisseries, and delicatessens, along with well known and well established outlets such as Dizengoff's Restaurant



St. Michael's Church



Garages in Broadwalk Lane

- parades of shops primarily from the second phase of building, lacking the distinctiveness, quality or cohesiveness of those at the eastern end of Golders Green Road, but still of collective value
- built at different times by various architects, although some notable names appear such as Herbert Welch
- pleasing parade at Exchange Mansions by Herbert Welch, of brown brick and stucco (115 – 127 Golders Green Road)
- St. Michael's Church, which marks the edge of the Conservation Area, by John T. Lee, dated 1913 in Gothic style

- street trees provide a frontage for the church, frame views and create suburban transition to the residential area beyond
- Broadwalk Lane, a quiet service road of two storey garages with other uses above including a small synagogue
- car mechanics and other businesses occupy the arches under the railway bridge, creating an industrious atmosphere.

Section 7 Issues

7.1 Issues and threats

This list considers a range of problems, not all necessarily within the control of the council. This list is indicative and will be subject to regular review as part of the council's commitment to the proper management of Golders Green Town Centre Conservation Area.

7.2 Public realm

Street furniture is often varied, poorly sited and sometimes of inappropriate design. In particular the siting of large, free-standing advertisement panels within the pavements detracts from the special character and appearance of the Conservation Area. Pavements include a mixture of various colours and size of slabs with areas of black tarmac. The quality of paving is of varying quality in places but where repaving works have been carried out, using large module simple paving slabs of uniform colour, it is a great improvement and enhances the character and appearance of the Conservation Area. Some street trees are in need of management, in places where their roots have sometimes disrupted the surrounding area of paving. Due to the urban nature of the Conservation Area, there is a lack of planting and greenery.

Some traffic measures fail to take account of the special qualities of the Conservation Area and future works should follow current best practice outlined in English Heritage guidance "Streets for All" and Department of Transport advice set out in Traffic bulletin 1/96. The numerous signalled crossings together with signs, bollards, lights, coloured and textured paving, guard railings etc. fail to take account of the special qualities of the area and add clutter to the streetscene. Traffic dominates with heavy on-street parking for servicing and retail users.

The rear service roads are busy, untidy, and cluttered in parts. The rears of the shops and apartments are spoiled by an array of flues, air conditioning units, external staircases, multiple entrances, cramped off street parking and untidy refuse facilities.

7.3 Inappropriate recent development

Some recent developments e.g. rear of nos. 105 – 113a Golders Green Road, fail to respect the sensitive setting of the Conservation Area, or reflect the quality of the historic environment.

No original shopfronts have survived, with the recent removal of the last original shopfront at 75 Golders Green Road. As consent has not been approved for this change, which has damaged the character and appearance of both a listed building and the Conservation Area, enforcement action is currently being undertaken. New shop front design has not achieved the highest quality and consequently failed to enhance the character and appearance of the Conservation Area. Recent shopfronts approved at Nos. 29 – 37, The Promenade set a higher standard for shopfront design (see photo on page 34) and exemplify the kind of approach the council will expect to take in the future (as outlined in Recommendation 4 on page 48).

In addition some buildings, including Statutorily Listed Buildings, have suffered from inappropriate alterations, such as the removal of original architectural details, notably finials to dormers on 867 – 893

Finchley Road, leaded lights, corbels, pilasters, along with the addition of upvc windows and doors, removal of glazing divisions, use of modern roofing materials, over-sized and poorly located roof lights, security lights and satellite dishes, all of which are considered unacceptable and require council consent which has not in many cases been sought or granted.

7.4 Development pressures

Golders Green is subject to intense development pressure. New development has tended to be intensive, reflecting the high property values. Shops regularly change hands, requiring new shop fronts and advertisements. Alterations to mews buildings to accommodate new uses have in places failed to reflect the quality of surrounding development.

Shopfronts are often modern and inappropriate in materials and design. Fascias in particular are generally very deep and unco-ordinated within the parades. Colours are garish. Some shopfronts have an unkempt appearance which detracts from the special character of the building of which it forms a part. Shopfronts often span two units or divide one unit failing to reflect the spacing/division above ground floor level in the shopfront design, which disrupts the rhythm and regularity within the parades.

Advertisements are prolific, sometimes of inappropriate design, size, materials and colour. In places siting at high level creates visual clutter. Many advertisements are lit by internally illuminated signs or the addition of large and numerous projecting lamps which create clutter and can look unsightly.

7.5 Buildings at risk

Buildings are poorly maintained in places, most notably above ground floor level, particularly the upper floors, which includes replacement upvc windows and removal of glazing divisions, removal of original doors and pipe work, addition of satellite dishes, roof lights and estate agents' boards which are eroding the special character of the area. Original architectural features have been removed in places, notably finials to dormers on 867 – 893 Finchley Road, leaded lights, corbels and pilasters.

Many garage/storage buildings in Golders Way are vacant as they are too small to accommodate a modern car. In many cases they are in a poor state of repair.

Part 2 Management proposals

Section 1 Introduction

The designation of a conservation area is not an end in itself. The purpose of these Management Proposals is to identify a series of possible initiatives, which can be undertaken to achieve the preservation and enhancement of the Conservation Area, based on the assessment of the area's special character, which has been provided in the Character Appraisal.

This document satisfies the statutory requirement of section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 namely:

“It shall be the duty of the local planning authority from time to time to formulate and publish proposals for the preservation and enhancement of any part of their area which are conservation areas.”

Section 69(2) states:

“It shall be the duty of the local planning authority from time to time to review the past exercise of functions ... and determine whether any further parts of their area should be designated as conservation areas”

This document also follows Government guidance as set out in Planning Policy Statement 5 'Planning for the Historic Environment', English Heritage guidance entitled 'Guidance on the management of conservation areas', policies within Barnet's adopted UDP 2006 and any other policies which supercede this together with published planning guidance such as Barnet's suite of design guidance notes.

Section 2 Recommendations

2.1 Statutory controls

Designation of a conservation area brings a number of specific statutory provisions aimed at assisting the 'preservation and enhancement' of the area. These controls include requiring Conservation Area Consent for the demolition of any unlisted building, fewer permitted development rights for alterations and extensions, restrictions on advertisements and requiring notice for proposed works to trees.

Recommendation 1:

Barnet Council will seek to ensure that new development within the Conservation Area preserves or enhances the special character or appearance of the area in accordance with national legislation and policies, Barnet's adopted UDP 2006 policies and emerging Local Development Framework (LDF) and other guidance.

2.2 Listed buildings

Listed buildings are protected by law as set out in the Planning (Listed Building and Conservation Area) Act 1990 and within Planning Policy Statement 5 (PPS5) are considered to be "designated heritage assets". The listing covers both the inside and outside of the building and protection of its special architectural or historical interest.

Listed building controls come under the responsibility of Barnet Council. It is a criminal offence to carry out works which would affect the special interest of a listed building, either internally or externally. Consent for demolition of listed buildings or works which would have a detrimental effect on the special architectural or historic character of the building will normally be refused in line with guidance given in Planning Policy Statement 5 on the historic environment. Any applications for works to listed buildings would be expected to be accompanied by a level of detail sufficient to enable an accurate assessment of their impact on the listed building and a justification for the work. The provision of archive drawings will be required where necessary.

Barnet Council has special legal powers to take enforcement action if any unauthorised works are carried out which might affect the special character of a listed building.

Extensions and alterations to listed buildings should conform to relevant policies in Barnet Council's adopted UDP 2006 and emerging LDF. Works to listed buildings should normally:

- respect the special historic and architectural interest of the building
- respect the original design, internal plan form, features of interest and historic fabric of the building
- respect the design and character of the original building both internally and externally
- respect the setting of the listed building, which is an essential part of the building's character
- use high quality materials and detailing.

Recommendation 2:

The council will seek to ensure that all works to listed buildings preserve the building together with its setting and any features of architectural or historic interest which it may possess in accordance with national legislation and policies, Barnet's UDP policies, and emerging LDF, and other guidance.

2.3 Buildings of local architectural or historic interest and significant unlisted buildings

In addition to the statutory listed buildings, there are individual buildings and groups, which are of considerable local interest. These are included in the council's Local List and the council will seek to retain these buildings and ensure that new development does not harm the character, appearance or setting of the building. The council will determine applications which affect locally listed buildings in accordance with policies HC14 and HC15 of Barnet's UDP 2006 and policy DM04 of the emerging LDF. There are presently 19 locally listed buildings within the Conservation Area (See section 5, Appendix 2).

The character appraisal process has identified buildings or groups of buildings which, because of their particular architectural or historic qualities, should be added to the local list. The criteria used to select buildings for the local list are as follows:

1. Most buildings erected before 1840, which survive in largely original condition
2. Buildings erected after 1840 which fall into one or more of the following categories:

having special value within certain types, historic or architectural, (for instance industrial buildings, railway stations, schools, civic buildings, cinemas, almshouses etc.)

displaying technological innovations or virtuosity (for instance cast iron, prefabrication or early use of concrete)

having group value (for instance squares, terraces or model villages)

illustrating social development and economic history

of good design, reflecting period detail and style

designed by a well known architect of national or local reputation

3. Buildings which have an association with local characters or events
4. Street furniture of special or unique design, or of local historic interest
5. Statues, monuments and Mausolea which have local historic or architectural value.

The following buildings fall within this criteria:

- Exchange Mansions, Golders Green Road
- 2 – 2a Golders Green Road
- The Parade, 616 – 642 Finchley Road

- Crescent Parade, 867 – 893 Finchley Road and 1 – 21 Golders Green Road
- Telephone Exchange, Hoop Lane
- the Refectory Public House at No. 911 Finchley Road
- St. Michaels Church, The Ridings
- West Heath Court, North End Road
- Annandale House, West Heath Avenue
- water troughs at The War Memorial, Golders Green Road/Finchley Road.

The Townscape Appraisal map also identifies a number of unlisted buildings, which are considered to make a positive contribution to the character and appearance of the Conservation Area. These include a number of early 20th century shopping parades, some by notable architects. These are marked as 'positive' on the Townscape Appraisal map. The council will ensure all applications for extensions and alterations to these buildings are particularly carefully considered.

Recommendation 3:

The council will consider the buildings set out above for inclusion in the Local List. In addition the council will seek to ensure that all significant unlisted buildings (as marked on the Townscape Appraisal map) are protected from inappropriate forms of development or unjustified demolition.

2.4 Shopfronts and advertisements

The council has already produced general shop front and advertisement guidance (Design Guidance Notes 1 and 10). Design Guidance Note 10: Shopfronts has recently been revised and re-issued along with a new summary leaflet. This advice is particularly important to ensure appropriate materials and design details are used for the 20th century shopping parades in the Golders Green Town Centre Conservation Area. A high quality shopfront design is now being sought in Golders Green as shopfronts come forward for renewal and some success has been achieved thus far, such as Specsavers and Sainsbury's Local in the Promenade on Golders Green Road. In addition the council will ensure that all applications are determined in line with existing advice, including the appropriate design of advertisements, illumination and security measures such as shutters.

Recommendation 4:

The council will strongly promote the existing shop front design guidance and summary leaflet that has recently been issued. This guidance advises on the use of materials and designs, especially in the light of the number of listed buildings that incorporate retail units. All applications for new shop fronts, advertisements, illumination and security measures will be determined in accordance with existing policies in Barnet's UDP 2006 and published Design Guidance Notes 1 and 10. The council will take enforcement action against unlawful and unsympathetic shopfronts and advertisements in the town centre.

2.5 Public realm

Throughout the Conservation Area, there is a variety of street furniture, signage, traffic signals, crossing points, railings, paving types and road lines. Over time, if funds become available, it may be possible to pursue a more consistent and restrained approach to the overall appearance of the public realm, to reduce the number and differing styles of street furniture and to create a calmer, greener, more cohesive and attractive setting for the buildings in the Conservation Area. There are existing historic features such as street names, granite kerbs and cobbles which are considered important and should always be retained within new schemes.

Recommendation 5:

Any future traffic management and public realm works to be implemented with reference to the Department of Transport/English Heritage Traffic Advisory Leaflet 1/96 'Traffic Management in Historic Areas' and English Heritage best practice guidance 'Streets for All' with the aim to create a more cohesive appearance to the public realm. Transport for London will be consulted on any future highway and traffic proposals.

Section 3 Document review

This document should be reviewed every five years in light of emerging government policy, Barnet's UDP and forthcoming LDF. A review should include the following:

- a survey of the Conservation Area and its boundaries
- an assessment of whether the management proposals detailed in this document have been acted upon, including proposed enhancements
- the production of a short report detailing the findings of the survey and proposed actions and amendments
- public consultation on the review findings, any proposed changes and input into the final review.

Section 4 Appendix 1

4.1 Statutorily listed buildings

The following buildings make a contribution to the character and appearance of the Conservation Area. They include statutorily listed buildings and locally listed buildings. Other unlisted buildings may also make a contribution to the area.

English Heritage is responsible for the administration of the statutory listing system. Each building has been assessed against national criteria for their architectural or historic interest. Buildings are classified into grades to show their relative importance as follows:

- Grade I – these are buildings of exceptional interest
- Grade II* – these are particularly important buildings of more than special interest
- Grade II – these are buildings of special interest, which warrant every effort being made to preserve them.

Anyone who wants to demolish a listed building or to alter or extend one in any way that affects its character must obtain listed building consent from the Local Planning Authority. It is an offence to demolish, alter or extend a listed building without listed building consent and the penalty can be a fine of an unlimited amount or up to two years imprisonment, or both.

Area 1	Grade	Date
Church of St Alban the Martyr, North End Road	II	C. 1932
Golders Green Hippodrome , North End Road	II	1913
Area 2		
4 – 8 (even) Golders Green Road	II	C. 1921
Cheapside, 10 – 90 (even) Golders Green Road	II	C. 1911
The Promenade, 25 – 89 & 91 – 103 Golders Green Road	II	1909
897 Finchley Road	II	1921
The War Memorial, Golders Green Road/ Finchley Road	II	1923

Section 5 Appendix 2

5.1 Locally listed buildings

This schedule is a listing of buildings of local interest, which are considered to significantly contribute to Golders Green's heritage and character. It is produced by the Local Planning Authority and supplements the statutory list. The two lists therefore provide a comprehensive inventory of the areas historic built fabric. Although the buildings on the local list do not benefit from statutory protection, current adopted local policy seeks to preserve or enhance these buildings wherever possible.

2 – 38 (even) North End Road	locally listed 30/04/86
St. Albans Church Hall, West Heath Drive	locally listed 30/04/86

Section 6 Bibliography

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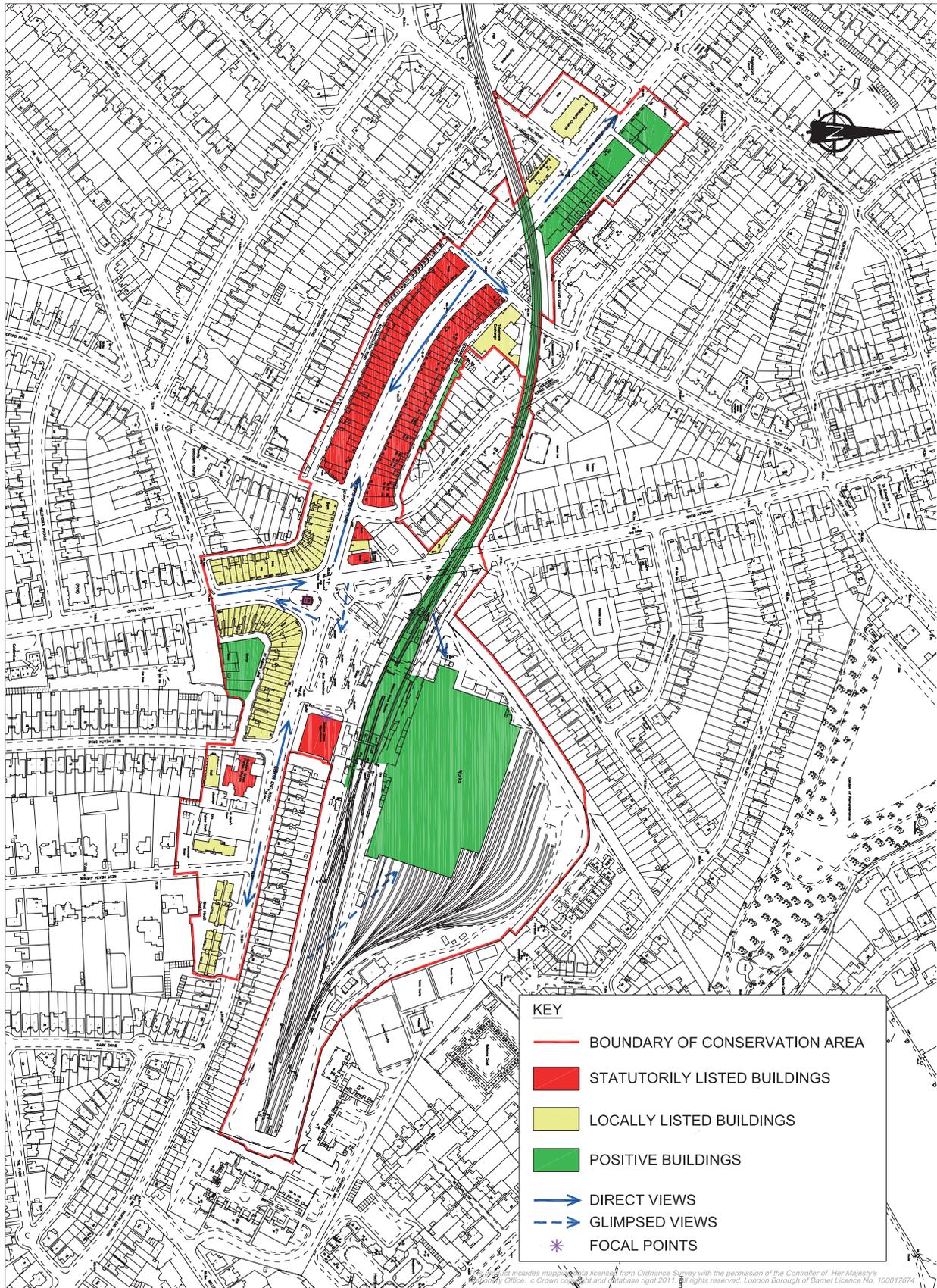
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Section 7 Appendix 3

7.1 Townscape appraisal map





LOCATION: Hippodrome, North End Road, London, NW11.

REFERENCE: C00222W/07 **Received:** 15 Jan 2007
Accepted: 16 Mar 2007

WARD: Garden Suburb **Expiry:** 11 May 2007
Final Revisions:

APPLICANT: El-Shaddai International

PROPOSAL: To use building as a church to enrich community with schemes for children, unemployed, elderly etc. To hold concerts, conferences, drama and dance festivals.

RECOMMENDATION:

APPROVE SUBJECT TO CONDITIONS

1. The use hereby permitted shall not be open before 8am or after 11.30pm on any day of the week.

Reason:

To safeguard the amenities of occupiers of adjoining residential properties.

2. The premises shall be used for a church with schemes for children, unemployed, elderly to hold concerts, conferences, drama and dance festivals and, for no other purpose other than the above (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason:

To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

3. The applicants shall submit a public performance management scheme to be submitted to and approved in writing by the Local Planning Authority within three months of the date of this decision. The use and associated public performance activities shall be carried out strictly in accordance with the approved scheme.

Reason:

To ensure an appropriate level of public performance for the benefit of the community.

4. Within three months of the date of this decision, details of the arrangements for the provision of a Travel Plan and its monitoring shall be submitted to and approved in writing by the Local Planning Authority. This should include the appointment of a Travel Plan coordinator. The Travel plan should be reviewed annually in accordance with the target set out in the Travel Plan.

Reason:

To encourage the use of sustainable forms of transport to the site in accordance with policies GSD and GNon Car of the London Borough of Barnet Adopted Unitary Development Plan 2006.

5. Visitors, residents if any, and businesses of this development will be excluded from obtaining visitor, business parking permits for the Golders Green Controlled Parking Zone (G) and (H).

Reason:

To ensure that the free flow of traffic and highway and pedestrian safety on the adjoining highway is not prejudiced in accordance with Policies M8 and M14 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

INFORMATIVE(S):

1. The plans accompanying this application are: ELSOO1; ELSOO2; ELSOO3; ELSOO4; ELSOO5; ELSOO6; ELSOO7.
2. The reasons for this grant of planning permission or other planning related decision are as follows:
 - (i) The proposed development accords with strategic planning guidance and policies as set out in the Mayor's London Plan (published 10 February 2004) and the Adopted Barnet Unitary Development Plan (UDP) (2006). In particular the following policies are relevant:
Adopted Barnet Unitary Development Plan (2006) – HC1, HC10, HC11, GCS1, CS1 and GTCR3.
 - (ii) The proposal is acceptable for the following reason(s):
The proposed use is not considered to be detrimental to the special architectural or historic interest of the building or to the amenities of the neighbouring properties.

1. MATERIAL CONSIDERATIONS

National Planning Policy Guidance/Statements

Of relevance are a range of Government Planning Policy Guidance Notes (PPG's) and more particularly the recently issued Planning Policy Statements PPS1: Delivering Sustainable Development. National policy guidance/statements particularly relevant to the proposals include: PPG15 – Historic buildings and Conservation Areas

PPS6 – Town Centres

The Mayor's London Plan (February 2004)

The Mayor's London Plan is now part of the development plan under the Planning and Compulsory Act 2004. It provides the strategic planning guidance and policies for the capital, which promotes sustainable growth and environmentally responsive development. Policies of relevance include: 3A.15 and 4B.11.

Development Plan – Barnet Unitary Development Plan (UDP)

Barnet Adopted Unitary Development Plan (2006) – HC1, HC10, HC11, GCS1, CS1 and GTCR3.

Relevant Planning History

C00222A – Use for Class XIX purposes (bingo) on 90 days a year other than Sundays – refused 1966.

C00222D – Change of use to XIX purposes – bingo – refused 1969.

C00222F – Adaption for permanent accommodation of the BBC Concert Orchestra for radio broadcasting and televised concerts – granted 1970.

C00222K – Internal alterations – granted 1987.

C00222M/00 – External alterations including formation of level access with handrail to main entrance at south west corner of the building – granted 2000.

Consultations and views expressed

Neighbours Consulted: 424 Replies: 14

The objections raised can be summarised as follows:

- Increased congestion;
- There is already sufficient provision for community facilities in the area;
- The building should be for the use of productions for all religious groups;
- Increased noise and nuisance;
- Do not believe the organisation will enhance the community;
- Not appropriate for the Grade II Listed Building;
- Will add to the 'ad hoc' uncoordinated developments that are taking place in Golders Green.

English Heritage have commented that the application should be determined in accordance with national and local policy guidance, and on the basis of our specialist conservation advice.

Save Londons Theatres Campaign object to the change of use. They feel that the use is entirely inappropriate for the Hippodrome. The building has always been part of the cultural and social life of the area. Their concern is that the concerts the group will hold will only be for a specific group of people and not under the open theatre bookings policy. Feel that there should be a control over the amount of performances that occur in the building so that its theatrical use remains live.

The Theatres Trust have no objection to the development but require that there be certain conditions imposed on an approval.

Transport for London have no objection.

One letter received was in support of the application.

2. PLANNING APPRAISAL

Site and surroundings

The application site is situated in North End Road and is located within the Golders Green Conservation Area and town centre, opposite Golders Green Underground station. The bus terminal is located on the other side. Adjoining the building, is a small car park for the use by the premises. The car park falls outside the Golders Green Conservation Area. The Conservation Area ends with the Hippodrome building itself. Effectively, the Hippodrome acts as a 'bookend' to the Conservation Area.

The building was built as a purpose built music hall and 'theatre of varieties' in 1913 by the architect Bertie Crewe. The building is a Grade II Listed Building awarded in 1973. The Golders Green Parish Church opposite is also a Grade II Listed Building. The hippodrome building has significant prominence both in terms of its architectural merit both externally and internally and also due to its importance as a suburban theatre and its prominence due to the size of the building. Its importance to the Conservation Area is not its uniformity with other buildings but its prominence as a stand alone building of architectural merit. The building is on the English Heritage Building at Risk Register.

The proposal

The applicants, a religious organisation, proposes to use the site for their 'home' in London. The Hippodrome would become the head offices for El-Shaddai Ministries. They have been operating from the Mermaid Conference and Events Centre (formally the Mermaid Theatre), Blackfriars in the city of London. As a church, they meet every Sunday and Wednesday for worship and bible teaching. The meetings include children's ministry which involves teaching, games, dance and drama, youth choir, prayer seminars, foundation of faith classes and courses that explain who they are and what their vision is.

The following are some of the activities which they intend to carry out:

Activities of Church Group:

Weekly (either once a week or every day depending on activity)

1. Mums and toddler groups;
2. dance classes for children and youth;
3. drama groups;
4. instrument tuition;
5. single tuition;
6. children's and youth choir;
7. support group for lone parent or disadvantaged children;
8. after school clubs run by professional teachers.

School Holidays (approx every other month run either every day or once a week depending on activity)

1. School holiday clubs run by professional teachers;
2. Activities for children in lone parent families;
3. activities for disadvantaged children.

Special Events (Held Approx once a month)

1. Music concerts with visiting musicians;
2. Pantomimes;
3. drama performances held for children, including puppet shows, visiting theatrical groups etc.

There will also be activities for adults. These include

Weekly

1. parenting and parent-craft classes;
2. support for lone or disadvantaged parents;
3. over 40's and 60's group;
4. student and 20's up groups;
5. support groups for those homeless or disadvantaged;
6. drug support and advice centre;
7. pregnancy crisis centre;
8. bereavement counselling;
9. leadership training centre;
10. school or entrepreneurship;
11. prayer meetings;
12. bible study;
13. general counselling centre.

Monthly

1. Concerts by visiting musicians/bands and orchestras;

2. theatrical performances;
3. conferences.

The applicants state that they propose to use the building as a church to enrich the community with schemes for children, unemployed, elderly etc to hold concerts, conferences, drama and dance festivals.

No physical changes are proposed as part of this application. The application is simply for the use of the building as set out above.

Planning History

The building was a purpose built music hall and theatre of varieties in 1913 and was intended to attract more than just locals, being situated next to the Golders Green Tube station. In the 1920's, its capacity was reduced by the introduction of a full theatre stage and was used for west end previews, ballets and operas. As the cinema industry and home entertainment were developed the Hippodrome began to struggle. The entertainment company Mecca took over the Hippodrome in 1968 and tried to run it as a theatre and plans were proposed to turn it into a place for bingo, dancing etc but planning permission was never granted. In the late 60's/early 70's the BBC acquired the leasehold of the building and converted it into a radio studio and concert hall. The theatre was used for radio and television broadcasts and for recordings and performances of the BBC Concert Orchestra. In 2003 the BBC left the Hippodrome and since this date, the Hippodrome has been left vacant. The building was bought by Safeland PLC who have since sold it to the El-Shaddai International Christian Centre.

Use of Building

Given the Hippodrome's previous history of uses as a multi-functional theatre/orchestra and performance entertainment venue, it is considered that the application use is appropriate in planning land use terms. Following consultations and responses from English Heritage the application use will not harm the character of the Listed Building. It is considered that the use will preserve the character of the building and will not be harmful to the amenities of the neighbouring residents in this core town centre location. The number of people visiting the premises with the proposed use would not be any more harmful than if the building were to be used as its original intended use as a theatre. The site is situated in one of the most accessible locations in the borough, being directly adjoining the Golders Green underground station, bus stops and coach area.

The building is not considered to have been used in its original use as a theatre for nearly forty years and seeking to protect the historic original use is not realistic in planning terms. Listed Buildings are required to 'adapt' to new uses providing their special architectural or historic interest is not harmed. Therefore it is not considered that the proposed use is harmful to the use of the building.

Government historic building guidance, set out in PPG15 para 2.18 states that "new uses may often be the key to a building's or areas preservation, and controls over land use, density, plot ratio, daylighting and other planning matters should be exercised sympathetically where this would enable a historic building or area to be given a new lease of life. The Secretary of State is not generally in favour of tightening development controls over changes of use as a specific instrument of conservation policy. He considers that, in general, the same provisions on change of use should apply to historic buildings as to all others. Patterns of economic activity inevitably change over time, and it would be unrealistic to seek to prevent such change of use by planning controls."

Para 3.8 states “Generally, the best way of securing the upkeep of historic buildings and areas is to keep them in active use. For the great majority this must mean economically viable uses if they are to survive, and new, and even continuing, uses will often necessitate some degree of adaptation. The range and acceptability of possible uses must therefore usually be a major consideration when the future of listed buildings in conservation areas is in question.”

Para 3.9: “Judging the best use is one of the most important and sensitive assessments that local planning authorities and other bodies involved in conservation have to make. It requires balancing the economic viability of possible uses against the effort of any changes they entail in the special architectural and historic interest of the building or area in question...”

Para 3.10 “The best use will very often be the use for which the building was originally designed, and the continuation or reinstatement of that use should certainly be the first option when the future of a building is considered. But not all original uses will now be viable or even necessarily appropriate: the nature of uses can change over time, so that in some cases the original use may now be less compatible with the building than the alternative...”

The theatre is a large building seating over 1000 people and it is considered that times have changed and a theatre of this size in this location is not proving attractive to theatrical organisations. Theatrical organisations of this nature that can provide performances for audiences of this size would prefer to be in the West End.

The Hippodrome is currently on the English Heritage ‘Buildings At Risk’ Register and has been for a number of years. There have been several expressions of interest in the Grade II Listed building and meetings have taken place with architects and agents since it was sold by the BBC. Each of the schemes put forward have involved proposals which have caused some concern to officers, mainly due the alterations required to the building and the consequential impact on its special architectural and historic interest. The new owners have expressed verbally that they are proposing minimal changes to the building, both internally and externally. An application is due to be submitted shortly. The proposed re-use of the building is welcomed and will help to ensure its longer-term preservation. Hopefully it can be removed from the ‘At Risk’ Register in the near future. Given the difficulties of finding a purchaser willing to take on the Hippodrome and use it in its current form without significant alteration, it is considered the proposed use be supported in principle. The application for Listed Building consent will allow a full assessment to be made of any proposed changes to the building. English Heritage will be consulted on such proposals. English Heritage have raised no objection to the proposed use.

The use is considered to still provide an element of performance. The applicants have stated that they will hold music concerts with visiting musicians; pantomimes and drama performances approximately once a month. A public performance management scheme has been conditioned.

It is considered that the use will bring a community facility which is encouraged in UDP policies GSC1 and CS1.

Policy CS1 states that development proposals for community and religious facilities will be permitted where they:

- Are easily accessible by public transport, walking and cycling;
- If in a town centre, would not be situated within the primary retail frontage;
- Would not have a demonstrably harmful impact on the character of the surrounding area and the amenities of nearby properties and other uses; and
- Are designed to be accessible with people with disabilities.

It is considered that the use meets the points in the policy noted above.

Town Centre Issues

As the Hippodrome is in a key town centre location the vitality and viability of Golders Green is relevant. PPS6 promotes the enhancement of town centres to ensure that the vitality and viability of the town centres remain. Policy GTCR3 of the Adopted UDP also notes that the Council will seek to ensure that the quality of the environment of town centres is enhanced.

Impact on amenities of neighbouring residents

It is considered that the proposed use will not have any more of a demonstrably harmful impact on the amenities of the neighbouring residents than if it were to be used as a theatre. The building will not change its external appearance so the character of the street scene will not change.

3. EQUALITIES AND DIVERSITY

The proposal must comply with Part M of the Building Regulations and ensure an accessible building. Whilst the use is provided by a specific religious community group the range of activities offered, as stated in the application details, could benefit a considerable wide range of groups in the Golders Green and wider community, including children, parents, older people and faith followers.

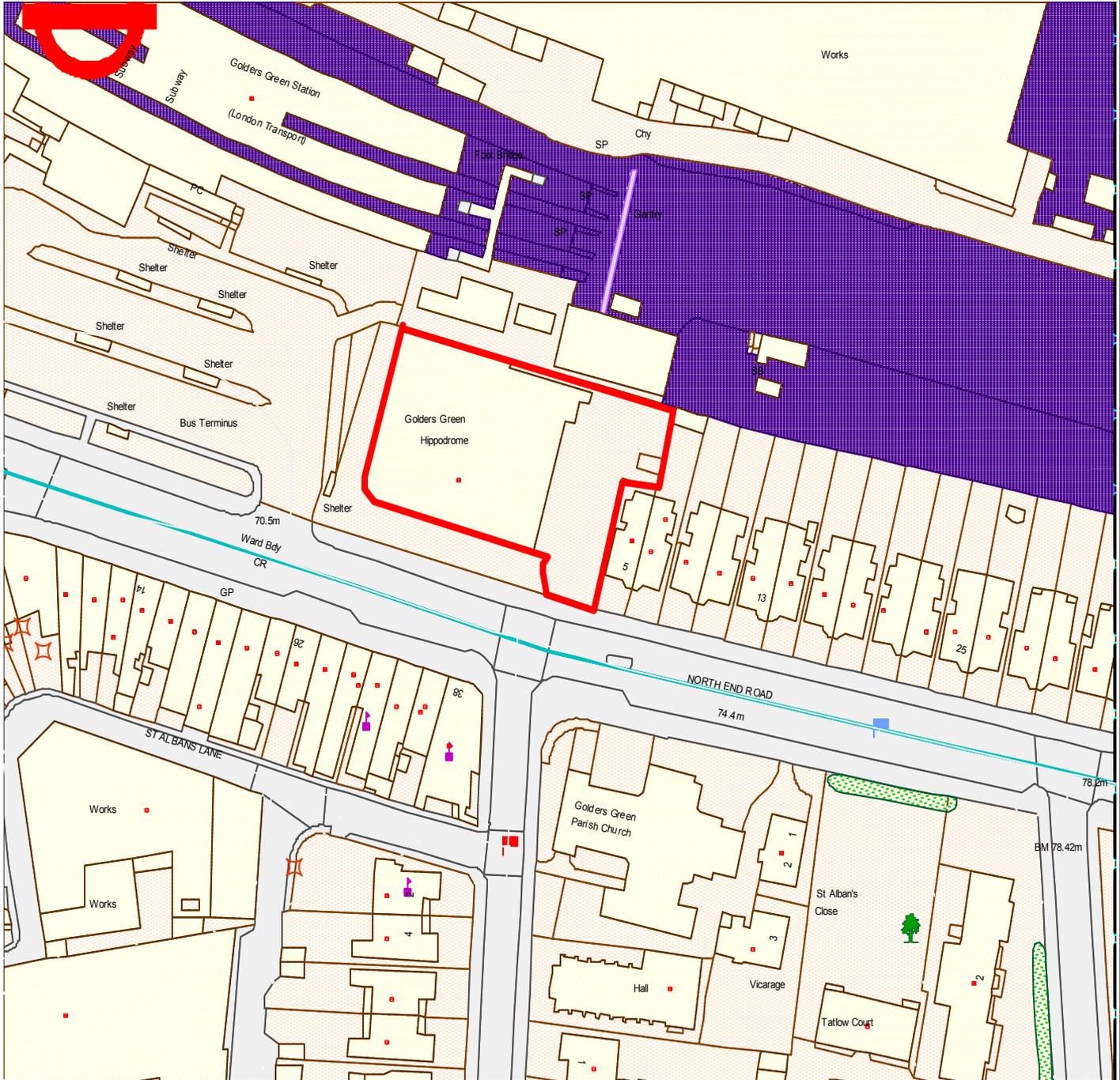
4. CONCLUSION

It is considered that the application use does not harm the character of the Grade II Listed Building and it will bring a building that is on the English Heritage Buildings at Risk Register back into active use hereby protecting its future. The use is not considered to harm the amenities of the neighbouring residents or be harmful to the character of the area. The building and uses are located in an area of high public transport accessibility in the heart of Golders Green Town Centre and activities associated will be required to be the subject of a travel assessment.

The application is recommended for APPROVAL.



Golders Green Hippodrome, North End Road, NW11



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PLANNING AND ENVIRONMENT COMMITTEE

9th May 2007

Addendum to Director of Planning and Environmental Protection's report

Page 3 Hippodrome

Condition 4 as detailed the committee report should be amended to read as follows:

Within three months of the date of this decision, details of the arrangements for the provision of a Travel Plan and its monitoring shall be submitted to and approved in writing by the Local Planning Authority. This should include the appointment of a Travel Plan coordinator. The Travel plan should be reviewed annually in accordance with the target set out in the Travel Plan, *a scheme shall be submitted as part of the travel plan indicating full costs of the monitoring.*

A further plan number should be added to INF01: Letter from Claire Kirton, Personal Assistant from the El-Shaddai International Christian Centre regarding use of the property (dated 27th February 2007, received 16th March 2007).

INF00: In relation to condition 4, details for the production and monitoring of the travel plan are to be agreed by the local planning authority in consultation with the local highway authority, and shall require all costs to be borne by the applicant, including the monitoring costs of the local authority

Since writing the report, 7 further letters of objection have been received. The points of objection raised have already been noted in the report. Additionally, a letter has been received in objection to the scheme from Councillor Flick Rea of the London Borough of Camden.

DECISIONS OF THE PLANNING AND ENVIRONMENT COMMITTEE

9 MAY 2007

Committee:

Councillor Eva Greenspan BA LLB (Chairman)
Councillor Maureen Braun (Vice-Chairman)

Councillors:

*Jack Cohen	Melvin Cohen	Brian Coleman AM FRSA
*Jeremy Davis	*Terry Burton	*Claire Farrier
*Anne Hutton	*John Marshall	*Andrew McNeil
Wendy Prentice	*Sachin Rajput	*Hugh Rayner
*Lisa Rutter	*Kate Salinger	Gill Sargeant
*Agnes Slocombe SRN RM	*Jim Tierney	Daniel Webb
*Richard Weider	*Richard Cornelius (substituting for Brian Coleman)	*Andrew Harper (substituting for Melvin Cohen)
*Bridget Perry (substituting for Wendy Prentice)	*Andreas Tambourides (substituting for Maureen Braun)	*Zakia Zubairi (substituting for Gill Sargeant)

*denotes Member present

\$denotes Member on Council Business

1. APPOINTMENT OF CHAIRMAN

RESOLVED – That Councillor John Marshall be appointed Chairman.

2. MINUTES (Agenda Item 1):

RESOLVED – That the decisions of the meeting held on 20 March 2007 be approved as a correct record.

3. ABSENCE OF MEMBERS (Agenda Item 2):

Apologies were received from Councillor Eva Greenspan (on mayoral duties), Councillor Maureen Braun, Councillor Melvin Cohen, Councillor Brian Coleman (on GLA business), Councillor Wendy Prentice and Councillor Gill Sargeant.

4. PUBLIC QUESTION TIME (Agenda Item 4):

There were no public questions

5. DECLARATION OF MEMBERS' PERSONAL AND PREJUDICIAL INTERESTS (Agenda Item 5):

Councillor	Application/Ward	Interest
Terry Burton Sachin Rajput Richard Cornelius Kate Salinger Bridget Perry Andrea Tambourides	N08020E/06 5A The Pastures, London N20 (Totteridge Ward)	Personal and prejudicial interest as they knew one of the objectors who was Branch Chairman and an active member of the Totteridge Conservative Association and also President of the Constituency Women's Section. All the Councillors left the room and did not take part in deliberation or voting on the items.
	N08020F/06 Great Meadows, The Pastures, London N20 (Totteridge Ward)	

Councillor	Application/Ward	Interest
John Marshall	N08020E/06 5A The Pastures, London N20 (Totteridge Ward)	Personal interest as Councillor Marshall knew one of the objectors who was Branch Chairman and an active member of the Totteridge Conservative Association and also President of the Constituency Women's Section. Councillor Marshall remained in the room and took part in the deliberation and voting on the items.
	N08020F/06 Great Meadows, The Pastures, London N20 (Totteridge Ward)	

6. ACKNOWLEDGEMENT OF PETITIONS (Agenda Item 6):

There were no petitions.

7. MEMBERS' ITEM (Agenda Item 7):

There were no Members' items.

8. PLANNING APPLICATION WITHDRAWN (Report of the Director of Planning and Environmental Protection – Agenda Item 8)

With the consent of the Committee, the Director of Planning and Environmental Protection withdrew the following application:

Application	Site Address and Ward	Reason for Withdrawal
C10692P/07	Roman House, 296 Golders Green Road, London NW11 (Golders Green Ward)	The consultation period had not expired. The application would now go to the next Finchley and Golders Green Area Planning Sub-Committee.

9. APPLICATIONS FOR PLANNING PERMISSIONS AND CONSENTS – FINCHLEY AND GOLDERS GREEN AREA (Report of the Director of Planning and Environmental Protection – Agenda Item 8)

RESOLVED – That the Council's decision on the application listed below be as indicated, and that the Director of Planning and Environmental Protection be instructed to convey such decisions to the applicants.

GARDEN SUBURB

C00222W/07 Hippodrome, North End Road, London NW11

El-Shaddai International

To use building as a church to enrich community with schemes for children, unemployed, elderly etc. To hold concerts, conferences, drama and dance festivals.

The Director of Planning and Environmental Protection circulated an addendum to his report to inform the Committee that condition 4 would be amended, a further plan being received, the receipt of seven letters objecting to the proposed development and a further informative in relation to condition 4. The Committee resolved, following a disturbance by an objector, to

APPROVE, the application subject to the following conditions:

1. The use hereby permitted shall not be open before 8am or after 11.30pm on any day of the week.

2. The premises shall be used for a church with schemes for children, unemployed, elderly to hold concerts, conferences, drama and dance festivals and, for no other purpose other than the above (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

3. The applicants shall submit a public performance management scheme to be submitted to and approved in writing by the Local Planning Authority within three months of the date of this decision. The use and associated public performance activities shall be carried out strictly in accordance with the approved scheme.

4. Within three months of the date of this decision, details of the arrangements for the provision of a Travel Plan and its monitoring shall be submitted to and approved in writing by the Local Planning Authority. This should include the appointment of a Travel Plan coordinator. The Travel plan should be reviewed annually in accordance with the target set out in the Travel Plan, a scheme shall be submitted as part of the Travel Plan indicating full costs of the monitoring.

5. Visitors, residents if any, and businesses of this development will be excluded from obtaining visitor, business parking permits for the Golders Green Controlled Parking Zone (G) and (H).

Informatives:

1. The plans accompanying this application are: ELSOO1, ELSOO2, ELSOO3, ELSOO4, ELSOO5, ELSOO6, ELSOO7 and letter from Claire Kirton, Personal Assistant from the El-Shaddai International Centre regarding the use of the property (dated 27 February 2007, received 16 March 2007).

2. The reasons for this grant of planning permission or other planning related decision are as follows:

(i) The proposed development accords with strategic planning guidance and policies as set out in the Mayor's London Plan (published 10 February 2004) and the Adopted Barnet Unitary Development Plan (UDP) (2006). In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006) – HC1, HC10, HC11, GCS1, CS1 and GTCR3.

(ii) The proposal is acceptable for the following reason(s):

The proposed use is not considered to be detrimental to the special architectural or historic interest of the building or to the amenities of the neighbouring properties.

3. In relation to condition 4, details of the production and monitoring of the Travel Plan are to be agreed by the Local Planning Authority in consultation with the Local Highway Authority, and shall require all costs to be borne by the applicant, including the monitoring costs of the Local Authority.

10. REPORT OF THE CHIPPING BARNET AREA PLANNING SUB-COMMITTEE – 27 MARCH 2007 – 5A THE PASTURES, LONDON N20 – N08020E/06 – TOTTERIDGE WARD (Report of the Director of Planning and Environmental Protection – Agenda Item 9)

RESOLVED –

APPROVE, the application subject to the following conditions:

1. This development must begin within three years from the date of this permission.

2. Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

3. Before the development hereby permitted is occupied the parking spaces/garages shown on Plan JDA/06.7025.P.App.001D shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Informatives:

1. The plans accompanying this application are: Location Plan (unnumbered), JDA/06.7025.P.App.001D.

2. The reasons for this grant of planning permission or other planning related decision are as follows:

i) The proposed development accords with strategic planning guidance and policies as set out in the Mayor's London Plan (published 10 February 2004) and the Adopted Barnet Unitary Development Plan (UDP) (2006). In particular the following policies are relevant:

GBEnv1, GBEnv2, GBEnv4, D1 – D5, D7, D13, HC1, HC5 and H27.

ii) The proposals would preserve the character and appearance of the house, this part of the Totteridge Conservation Area and this part of the Totteridge (with Harrow Weald) Area of Special Character. The proposal would not cause harm to the amenities of the occupiers of adjoining properties.

11. REPORT OF THE CHIPPING BARNET AREA PLANNING SUB-COMMITTEE – 27 MARCH 2007 – GREAT MEADOWS, THE PASTURES, LONDON N20 – N08020F/06 – TOTTERIDGE WARD (Report of the Director of Planning and Environmental Protection – Agenda Item 9)

RESOLVED –

APPROVE, the application subject to the following conditions:

1. This development must begin within three years from the date of this permission.

2. Before the development hereby permitted commences, details of the materials to be used for the external surfaces of the building(s) and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such details as approved.

3. Before the development hereby permitted is occupied the parking spaces/garages shown on Plan JDA/06.7025/ GARAGE/PRE.001A shall be provided and shall not be used for any purpose other than the parking of vehicles in connection with the approved development.

Informatives:

1. The plans accompanying this application are: Location Plan (unnumbered), JDA/06.7025.SURVEY.001, JDA/06.7025/GARAGE/PRE.001B, JDA/06.7025/GARAGE/PL/003A.

2. The reasons for this grant of planning permission or other planning related decision are as follows:

i) The proposed development accords with strategic planning guidance and policies as set out in the Mayor's London Plan (published 10 February 2004) and the Adopted Barnet Unitary Development Plan (UDP) (2006). In particular the following policies are relevant:

GBEnv1, GBEnv2, GBEnv4, D1 – D5, D7, D13, HC1, HC5 and H27.

ii) The proposals would preserve the character and appearance of the house, this part of the Totteridge Conservation Area and this part of the Totteridge (with Harrow Weald) Area of Special Character. The proposal would not cause harm to the amenities of the occupiers of adjoining properties.

12. VOTE OF THANKS

This being the last meeting of the Municipal Year, Councillor John Marshall, on behalf of the Vice-Chairman, on behalf of the Committee thanked Councillor Eva Greenspan for the fair, courteous and firm manner in which she chaired the meetings of the Committee and dealt with the public and speakers.

The meeting ended at 7.34pm



FORM T.P.1 PART 1

Please complete all sections of the form and use
BLOCK LETTERS

Reference Number (Office Use Only)

00222W/07 16 MAR 2007

(Please note that this information will be published and may be available on the Barnet Web Site)

<p>1) ADDRESS OF APPLICATION SITE</p> <p>THE HIPPODROME, W NORTH END ROAD, GOLDERS GREEN LONDON NW11 7LP</p>	<p>4) DESCRIPTION OF DEVELOPMENT</p> <p>TO USE BUILDING AS A CHURCH TO ENRICH COMMUNITY WITH SCHEMES FOR CHILDREN, UNEMPLOYED, ELDERLY ETC. TO HOLD CONCERTS CONFERENCES, DRAMA + DANCE FESTIVALS ETC</p> <p>Site area (m²) ...5,437.23.....</p>										
<p>2) TYPE OF APPLICATION Tick appropriate box</p> <p>A FULL APPLICATION for new building works and/or <u>change of use</u> of land or buildings. <input checked="" type="checkbox"/></p> <p>B OUTLINE APPLICATION (new building(s)) <input type="checkbox"/></p> <p>Indicate which matters are to be determined at this stage, by stating YES or NO in the boxes below</p> <p style="text-align: center;">↓</p> <table style="width:100%;"> <tr><td>Access</td><td><input type="checkbox"/></td></tr> <tr><td>Appearance</td><td><input type="checkbox"/></td></tr> <tr><td>Landscaping</td><td><input type="checkbox"/></td></tr> <tr><td>Layout</td><td><input type="checkbox"/></td></tr> <tr><td>Scale</td><td><input type="checkbox"/></td></tr> </table> <p>C RETENTION OF BUILDINGS OR WORKS/CONTINUED USE OF LAND Undertaken without planning permission <input type="checkbox"/></p> <p>D RETENTION OF BUILDINGS OR WORKS/CONTINUED USE OF LAND undertaken in accordance with a limited period planning permission <input type="checkbox"/></p> <p>E RETENTION OF BUILDINGS OR WORKS/CONTINUED USE OF LAND/ DEVELOPMENT OF LAND without complying with a condition of a previous planning permission <input type="checkbox"/></p> <p>Previous Application No <input type="text"/></p> <p>No of Condition <input type="text"/></p>	Access	<input type="checkbox"/>	Appearance	<input type="checkbox"/>	Landscaping	<input type="checkbox"/>	Layout	<input type="checkbox"/>	Scale	<input type="checkbox"/>	<p>5) FEE State amount enclosed. If you consider that no fee is required state reason why</p> <p>£ 265.00</p> <p>Cheques payable to "Barnet Corporation"</p> <p>6) NAME/ADDRESS OF AGENT</p> <p>If any to whom all correspondence will be sent</p> <p>AS BELOW</p> <p>Post Code Tel:</p>
Access	<input type="checkbox"/>										
Appearance	<input type="checkbox"/>										
Landscaping	<input type="checkbox"/>										
Layout	<input type="checkbox"/>										
Scale	<input type="checkbox"/>										
<p>3) DATE OF APPLICATION</p> <p>12/1/07 2007</p>	<p>7) NAME/ADDRESS OF APPLICANT</p> <p>EL-SHADDAI INTERNATIONAL CHRISTIAN CENTRE, RESTORATION H85 BOWLING OLD LANE, BRADFORD Post Code BDS 7JR Tel: 01582 463513</p> <p>8) EXISTING USE INFORMATION</p> <p>i) Main use (if vacant state last known use) home of BBC concert orchestra - D2</p> <p>ii) If answer to i) is residential, state how many units, if not state floor area in m²</p> <p>24</p> <p>9) PROPOSED USE INFORMATION</p> <p>i) Main use CONFERENCES DI-CHURCH, CONCERTS COMMUNITY PROJECTS DANCE CLASSES</p> <p>ii) If answer to i) is residential, state how many units, if not state floor area in m²</p>										

10) MATERIALS Give details of colour and make for new building operations

i) Walls

ii) Roof

iii) Means of enclosure of the site

12) DRAINAGE

i) How will surface water be drained?
MAIN DRAINS

ii) How will foul water be drained?
SEWERS

11) ACCESS If yes to question i) or ii) identify the access(es) on plans

Does the development applied for involve a new or altered access to highway?

i) Vehicular - Yes No

ii) Pedestrian - Yes No

13) TREES If yes to question i) or ii) identify the trees on plans

i) Are there any trees on or adjoining the site?
Yes No

ii) Does the development applied for involve the felling of any trees?
Yes No

14) DESIGN AND ACCESS STATEMENT Have you included a Design and Access Statement as part of this application? Yes No

15) PLANS List all plans and documents which form part of the application. Give all plans a number and include a site location plan, which indicates the application site in red, any other land in the ownership or control of the applicant in blue and identifies neighbouring properties.

EL001, EL002, EL003, EL004, EL005, EL006, EL007, EL008

16) DECLARATION I/We hereby apply for planning permission and declare that all the information contained in this form and the submitted drawings /plans is correct.

Signed [Signature] Applicant/Agent Date 12/1/07

You must now complete an appropriate Certificate under Article 12A of the Town and Country Planning General Development Order 1988.

If you are the sole owner of all the land to which the application relates and none of the land is part of an agricultural holding you should complete CERTIFICATE A below.

"Owner" means a person having a freehold interest or a leasehold interest with at least 7 years unexpired.

If any part of the development goes outside land in the applicant's ownership (even if only foundations or eaves) or there are other persons who have a freehold or leasehold interest in the application site you will need to complete CERTIFICATE B and inform them that you are making this application by sending notices to them in writing.

If you do not know the name of all or any of the owners complete CERTIFICATE C or D.

Certificates B, C and D and an example of the notice you should use will be provided on request.

CERTIFICATE A I certify that:

i) on the day 21 days before the date of the accompanying application nobody, except the applicant was the owner of any part of the land to which the application relates.

ii) none of the land to which the application relates is, or is part of, an agricultural holding.

Signed Applicant/Agent* Date

*Delete as appropriate

Please ensure that: -

- i) You have answered all parts of this form – if incomplete your application will not be registered.
- ii) You send three copies of the completed forms and all plans
- ii) You enclose the appropriate fee – Cheques to be payable to "Barnet Corporation"

CERTIFICATE B

Articles 12A/12C of the Town and Country
Planning General Development Order 1988

Reference Number (Office Use Only)

FORM T.P.I PART 2

Please complete all sections of the form and use
BLOCK LETTERS

(Please note that this information will be published and may be available on the Barnet Web Site)

NOTES

This certificate is for use with applications and appeals for planning permission where the applicant/appellant is not the sole owner of all the land to which the application relates and the name(s)/address(es) of the owner(s) is(are) known.

Firstly, please complete parts 1, 2 and 3.

Certificate B requires the following to be inserted:-

- name of owner on whom notice served.
- address at which notice served.
- date on which notice was served.

Then you must complete the Agricultural Holdings Certificate on the reverse.

"Owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years.

1) ADDRESS OF APPLICATION SITE

THE HIPPODROME
NORTH END ROAD
GODDERS GREEN
LONDON
NW11 7RP

2) NAME/ADDRESS OF AGENT

If any to whom all correspondence will be sent

Post Code Tel:

3) NAME/ADDRESS OF APPLICANT

EL-SHADDA INTERNATIONAL CHRISTIAN CENTRE
RESIDATION HOUSE, BOWLING OLD LANE
BRADFIELD
Post Code BS5 7JR Tel: 01582 463513

CERTIFICATE B

I certify that:

* delete where inappropriate

I have/The applicant has/The appellant has* given the requisite notice to everyone else who, on the day 21 days before the date of the application/appeal* relates, as listed below.

(a) Owner's name

(b) Address at which notice
was served

(c) Date on which notice
was served

SAFELAND PLC

94-96 GREAT NORTH RD

LONDON

N2 ONL

12/1/07

Signed  Applicant/Agent*

Date 12/1/07

ADDITIONAL INFORMATION

in respect of non-residential development

FORM T.P.I PART 3

Please complete all sections of the form and use
 BLOCK LETTERS

Reference Number (Office Use Only)

16 MAR 2007

(Please note that this information will be published and may be available on the Barnet Web Site)

1) ADDRESS OF APPLICATION SITE

THE HIPPODROME
 NORTH END ROAD
 COLDERS GREEN
 LONDON NW11 7EP

2) DETAILS OF USE

i) Give details of the proposed use. In the case of industrial type activities provide a description of the process to be carried out, the end products and the type of plant and machinery to be installed

TO BE USED AS A CHURCH, WITH
 CONCERTS, CONFERENCES, COMMUNITY
 SCHEMES etc

Note: The presence of a hazardous substance on, over or under the land may require consent under the Planning (Hazardous Substances) Act 1990. If you are in doubt of the need to apply seek advice.

ii) What is the nature, volume and proposed means of disposal of any trade effluents or refuse ?

AS APPROPRIATE

iii) Does the proposal form part of a larger scheme for which planning permission is not at present sought ?
 YES/ NO*

iv) Does the proposal replace existing premises in the applicant's control ?
 YES/NO*

If yes, give location and details

v) FLOORSPACE	Existing m ²	Proposed m ²
What is the total floorspace of all buildings to which the application relates ?	5,437	
List below all existing and proposed uses in the totals and enter floorspace	88	
TOTAL FLOORSPACE TO INCLUDE		
CHURCH ACTIVITIES, CONCERTS, CONFERENCES		
DANCE CLASSES, AFTERSCHOOL ACTIVITIES		
COMMUNITY ENRICHMENT SCHEMES		
vi) EMPLOYMENT	Existing	Proposed
How many people are employed at the site ?		
Full Time 8		8
Part Time 2		2
Of the proposed total how many would be transferred from other premises in the applicant's control ?		
vii) TRAFFIC/ PARKING	Existing	Proposed
What is the estimated number of vehicles to the site on a normal working day ?		
Heavy goods vehicles		1
Other including employee's cars		10
How many parking/unloading spaces are provided within the site?		30
Heavy Goods Vehicles		
Others including employee's cars		
Number of spaces which are specifically allocated for disabled persons.		5

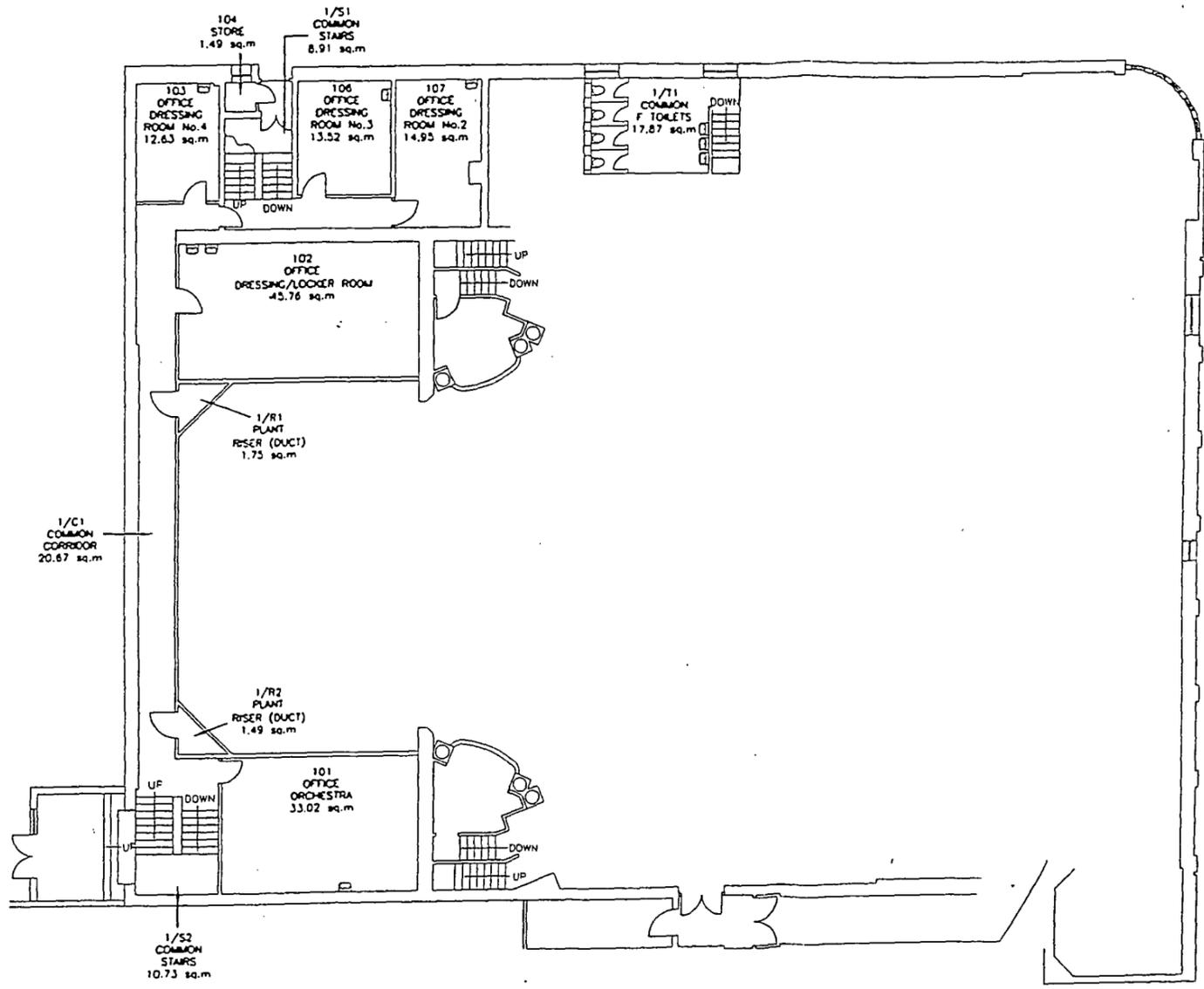
8) DECLARATION

I/We apply for planning permission and declare that all the information contained in this form and the submitted drawings/plans is correct.

Signed:  Applicant/Agent* Date: 12/1/07

*delete where inappropriate

Total - 182.79 sq.m



GENERAL NOTES:
 This Drawing and its contents are strictly the copyright of LandSecurities Trilium (Media Services) Ltd.
 DO NOT SCALE. Use figured dimensions only.
 This Drawing to be read in conjunction with all relevant documents for the project issued by LandSecurities Trilium.

16 MAR 2007

REV	DATE	DESCRIPTION	OWN	CHK

LandSecurities Trilium

one40
LONDON WALL EC2
www.lstrilium.com

Drawing Office
 NATIONAL DRAWING OFFICE
 ROOM C20, FOREST HOUSE,
 60 WOOD LANE, SHEPHERDS BUSH,
 LONDON W12 7RP
 Tel. 0208 576 3719 Fax 0207 726 3608

Building
 CENTRAL LONDON CLUSTER
 GOLDERS GREEN HIPPODROME
 NORTH END ROAD, GOLDERS GREEN
 LONDON NW11 7RP

The
 GOLDERS GREEN HIPPODROME
 MEZZANINE
 MASTER LAYOUT PLAN

Drawn by / Date	Checked by / Date	Approved by / Date
CT/AM 17/09/03	CT/AB 03/10/03	HM/J 07/10/03

Scale
 1:100 CA1

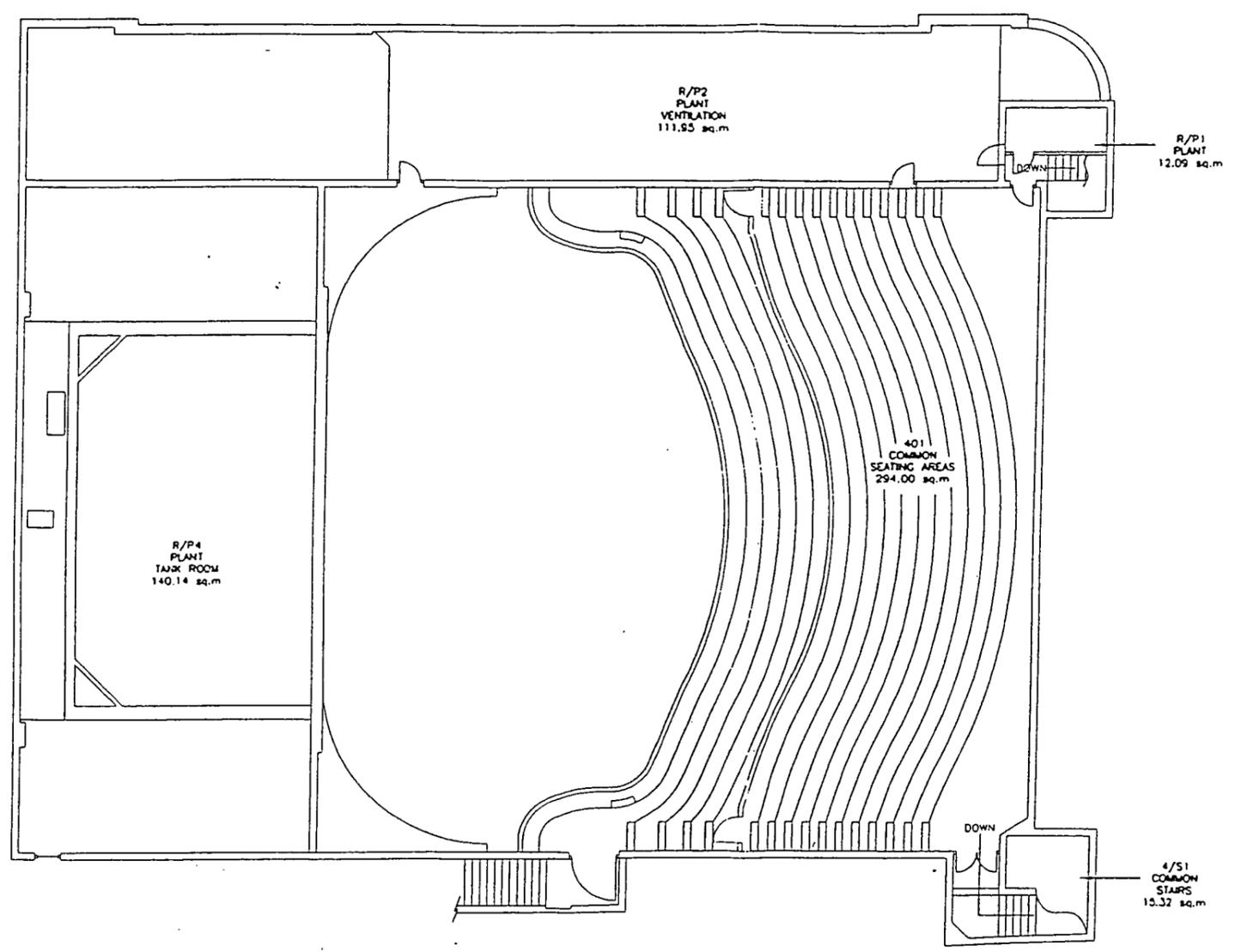
LFT No. 100105
 Previous References / Drawing No.
 GDLG-43

Drawings No.
 LST-MAS-100106-A-PLN-01-A

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 DO NOT SCALE. Use figured dimensions only.
 This Drawing to be read in conjunction with all relevant documents for the project issued by LandSecurities Trillum.

16 MAR 2007

Total = 573.50 sq.m



REV	DATE	DESCRIPTION	DRWN	CHK

LandSecurities Trillum
one40
 LONDON WALL EC2
 www.landsecurities.com

Drawing Office:
 NATIONAL DRAWING OFFICE
 ROOM G20, FOREST HOUSE,
 60 WOOD LANE, SHEPHERDS BUSH,
 LONDON W12 7RP
 Tel: 0228 578 3715 Fax: 0207 726 3205

Building:
 CENTRAL LONDON CLUSTER
 GOLDERS GREEN HIPPODROME
 NORTH END ROAD, GOLDERS GREEN
 LONDON NW11 7RP

The:
 GOLDERS GREEN HIPPODROME
 GALLERY/ROOF
 MASTER LAYOUT PLAN

Drawn by / Date: CT:RH 22.09.03	Checked by / Date: CT:AB 03/10/03	Approved by / Date: HMJ 07/11/03
------------------------------------	--------------------------------------	-------------------------------------

Scale:
1:100 @A1

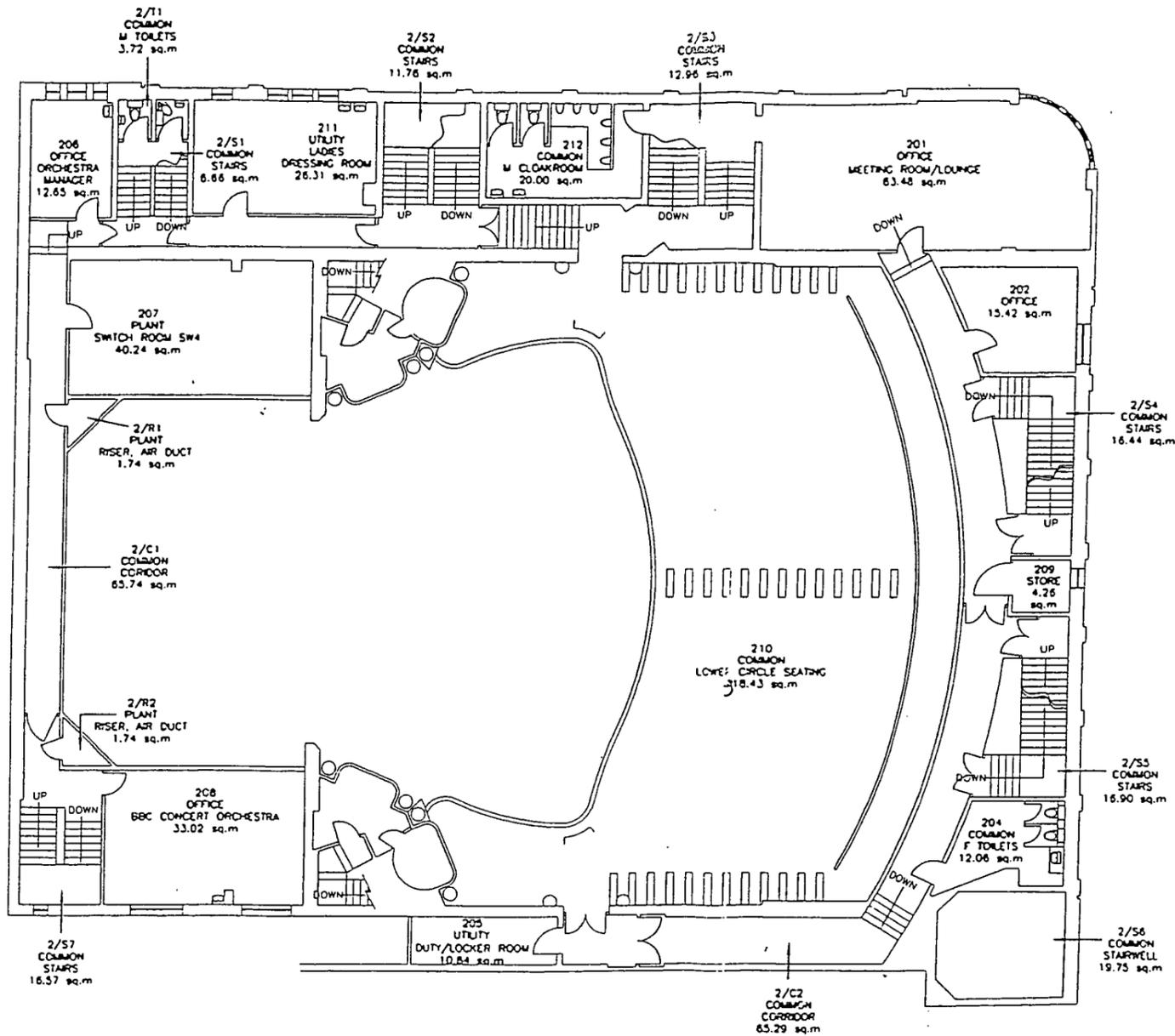
LST file no:
100105
 Previous Authorisation / Drawing no:
GLDG-L6 & L7

Drawing no:
LST-MAS-100106-A-PLN-04-A

GENERAL NOTES:
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 DO NOT SCALE. Use figured dimensions only.
 This Drawing to be read in conjunction with all relevant documents for the project issued by LandSecurities Tribium.

16 MAR 2007

10/02/07 7:45.98 sq.m



REV	DATE	DESCRIPTION	BY	CHK

LandSecurities Tribium
one40
 LONDON WALL EC2
 www.lstribium.com

Drawing Office
 NATIONAL DRAWING OFFICE
 ROOM G20, FOREST HOUSE,
 60 WOOD LANE, SHEPHERDS BUSH,
 LONDON W12 7RP
 Tel. 0208 576 3719 Fax 0207 726 3808

Building
 CENTRAL LONDON CLUSTER
 GOLDERS GREEN HIPPODROME
 NORTH END ROAD, GOLDERS GREEN
 LONDON NW11 7RP

The
 GOLDERS GREEN HIPPODROME
 LOWER CIRCLE
 MASTER LAYOUT PLAN

Drawn by / Date CTJRH 18.09.03	Checked by / Date CTJAB 03/10/03	Approved by / Date HMJ 07/10/03
Scale 1:100 A1		

LST-00105
 Previous References / Drawing No.
 GOLG-L4

Building No.	Disc	Cor	Plan	Rev
LST-MAS-100106	A	PLN	02	A

S:\Projects\Drawings\100106\100106-02-PLN-02-A.dwg



Director of Planning and Environmental Protection,
Building 4, North London Business Park
Oakleigh Road South, London N11 1NP
Contact Number: 020 8359 4985

PLANNING

Applicant: El-Shaddai International
Agent: El-Shaddai International
Christian Centre
Restoration House
Bowling Old Lane
Bradford
BD5 7JR

Application No: C00222W/07
Registered date: 16 March 2007

TOWN AND COUNTRY PLANNING ACT 1990

GRANT OF PLANNING PERMISSION

TAKE NOTICE that the Barnet London Borough Council, in exercise of its powers as Local Planning Authority under the above Act, hereby:

GRANTS PLANNING PERMISSION for:-

To use building as a church to enrich community with schemes for children, unemployed, elderly etc.
To hold concerts, conferences, drama and dance festivals.

At:- Hippodrome North End Road London NW11

as referred to in your application and shown on the accompanying plan(s):

Subject to the following condition(s):-

- 1 The use hereby permitted shall not be open before 8.00am or after 11.30pm on any day of the week.

Reason:

To safeguard the amenities of occupiers of adjoining residential properties.

- 2 The premises shall be used for a church with schemes for children, unemployed, elderly to hold concerts, conferences, drama and dance festivals and, for no other purpose other than the above (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order, 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order, with or without modification).

Reason:

To enable the Local Planning Authority to exercise control of the type of use within the category in order to safeguard the amenities of the area.

- 3 The applicants shall submit a public performance management scheme to be submitted to and approved in writing by the Local Planning Authority within three months of the date of this decision. The use and associated public performance activities shall be carried out strictly in accordance with the approved scheme.

Reason: To ensure an appropriate level of public performance for the benefit of the community.

- 4 Within three months of the date of this decision, details of the arrangements for the provision of a Travel Plan and its monitoring shall be submitted to and approved in writing by the Local Planning Authority. This should include the appointment of a Travel Plan coordinator. The Travel plan should be reviewed annually in accordance with the target set out in the Travel Plan, a scheme shall be submitted as part of the travel plan indicating full costs of the monitoring.

Reason: To encourage the use of sustainable forms of transport to the site in accordance with policies GSD and GNon Car of the London Borough of Barnet Adopted Unitary Development Plan 2006.

- 5 Visitors, residents if any, and businesses of this development will be excluded from obtaining visitor, business parking permits for the Golders Green Controlled Parking Zone (G) and (t

Reason: To ensure that the free flow of traffic and highway and pedestrian safety on the adjoining highway is not prejudiced in accordance with Policies M8 and M14 of the London Borough of Barnet Adopted Unitary Development Plan 2006.

INFORMATIVE(S):-

- 1 The plans accompanying this application are:- ELSOO1; ELSOO2; ELSOO3; ELSOO4; ELSOO5; ELSOO6; ELSOO7. Letter from Claire Kirton, Personal Assistance from the El-Shaddai International Christian Centre regarding use of the property (dated 27th February 2007, received 16th March 2007).

- 2 The reasons for this grant of planning permission or other planning related decision are as follows: -

i) The proposed development accords with strategic planning guidance and policies as set out in the Mayor's London Plan (published 10 February 2004) and the Adopted Barnet Unitary Development Plan (UDP) (2006).

In particular the following policies are relevant:

Adopted Barnet Unitary Development Plan (2006): HC1; HC10; HC11; GCS1; CS1; GTCR

ii) The proposal is acceptable for the following reason(s): -

REASON FOR APPROVAL:

The proposed use is not considered to be detrimental to the special architectural or historic interest of the building or to the amenities of the neighbouring properties.

- 3 In relation to condition 4, details for the production and monitoring of the Travel Plan are to be agreed by the local planning authority in consultation with the local highway authority, and shall require all costs to be borne by the applicant, including the monitoring costs of the local authority.

Date of Decision: 9 May 2007

Signed: 

Acting for Stewart Murray
Director of Planning & Environmental Protection

NOTE(S):-

- 1 Your attention is drawn to the attached Schedule which sets out the rights of an applicant who is aggrieved by a decision of the Local Planning Authority.
- 2 This Notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.



Markaz Golders Green Calendar 2019

A list on celebration and commemoration events at the Markaz. These cater for the Muslim Shia Ithna Ashari community.

Markaz has evening programmes 6.30 to 10 every Tuesday, Thursday and Friday all year around.

*please note Islamic calendars change every year as events are marked in regards to the lunar cycle.

Festival events referenced accordingly after that event. (see Paragraph 5.2 of the Appellants' Statement of Appeal).

January

Sayeda Zainab Birthday 12th of Jan. Event, 6.30-10pm

Sayeda Fatima Martyrdom 18-19-20 Jan 6.30-10pm (Festival)

February

Sayeda Fatima Martyrdom 9th of Feb 6.30- 10pm

Sayeda Fatima Birthday 26th of Feb 6.30-10pm (Festival)

March

Imam Baqir Birthday 9th of March 6.30-10pm

Imam Hadi Martyrdom 11th of March 6.30-10pm

Imam Kadhim Birthday 15th March 6.30-10pm

Imam Jawad Birthday 18th March 6.30-10pm

Imam Ali birthday 21st March 6.30-10pm

Sayeda Zainab Martyrdom 23rd March 6.30-10pm

April

Imam Musa Martyrdom 2nd April 6.30-10pm (Festival)

Imam Hussein Birthday 9th April 6.30-10pm

Al-Abbas birthday 10th April 6.30-10pm

Imam Sajjad Birthday 11th April 6.30-10pm

The Shabaniya 21st April 6.30-10pm

May

Ramadan Starts and finishes on the 5th of June, during this period every evening starting from sundown till 11.30. (Festival)

June

5th or 6th of June is Eid, Eid prayers in the morning at 9am till 11.30am. Imam Sadiq Martydom 29th

June 6.30-10pm

July

Imam Ridha Birthday 15th July 6.30-10pm

August

Imam Jawad Martydom 2nd August 6.30-10pm

Imam Baqir Martydom 9th August 6.30-10pm

The Day of Arafa 11th August 6.30-10pm

Eid Day festivities 12th August 6.30-10pm

Imam Hadi Birthday 17th August 6.30-10pm

The day of Ghadeer 20th August 6.30-10pm

September

On the 10th of September Ashura (during the month of Moharam) begins and this is the most important time of the year for the Markaz. For 13 days people will visit the centre all day. (Festival)

Martyrdom of Imam Zainulabideen 25th of September 6.30-10pm

October

Imam Hassan Martyrdom 6th October 6.30-10pm

Arbaeen 19th October 6.30-10pm (Festival)

Wafat Al-Nabi 27th October 6.30-10pm

Martyrdom of Imam Rida 28th October 6.30-10pm

November

Martyrdom of Imam Askari 6th November 6.30-10pm

The Grand Celebration Milad Al-Shareef 15th of November 6.30-10pm (Festival)

December

Birthday of Imam Askari 11th of December 6.30-10pm

Please note that if one of these events fall on a Tuesday, Thursday or Friday they will be incorporated into the weekly events.

All the aforementioned events are catered to the Shia community and are events that we have been held since the Markaz was formed in 1986.



09 JAN 2009

F / 04151 / 08

5c

Karina Sissman
Senior Planning Officer for Finchley and Golders Green Area
Planning and Environmental Protection
Ground Floor
North London Business Park
Oakleigh Road South
London
N11 1NP

8th January 2009

Your original Ref: VO1/COO222W/07
Your current Ref: ENF/01165/08

Dear Karina

Ref: The Hippodrome, North End Road, London, NW11

Following our correspondence with you in 2007 regarding the proposed use of this property and together with a detailed travel plan I have also included a summary of the community events and performances throughout 2008 and prospectively for 2009 which I hope will clarify the outstanding aspects of our planning application.

I have emailed the travel plan to Iain Sutherland but I have attached a copy for your perusal. I have also enclosed a cheque for £85.00 as requested.

In 2007 we agreed that the building would benefit both the congregation and local community. Throughout the rest of that year we spent time and a great deal of investment refurbishing throughout in order to suit these purposes and for us, 2008 was the first year in which we could properly put it to work.

I have attached the original suggestions we made, together with the events which have been running consistently since then.

Yours sincerely

Clare Kirton
Executive Assistant
ckirton@elshaddai.org.uk
0208 327 9063

09 JAN 2009

F / 0 4 1 5 1 / 0 8

**Community Activities and Performances
Predicted and Actual Throughout 2008 and 2009**

2008

(All these activities are advertised locally in the press, libraries, surgeries etc as well as on the public noticeboards outside the building and on line at www.eshaddai.org.uk, on Netmums and other event-appropriate websites.)

All our events are free of charge to the congregation and public (apart from the Christmas party.)

Activities currently running and available to the community	
<p>Weekly</p> <p>1. Mums and toddler groups</p> <p>2. Dance classes for children and youth (run by qualified dancers)</p> <p>3. Vocal/Instrument tuition</p>	<p>Little Tots Meets every Friday for parents and their toddlers</p> <p>ESICC Dance troupe Rehearses every Sunday afternoon for teens learning street dance</p> <p>Vocal, guitar and keyboard lessons take place by individual arrangement</p>
<p>Fortnightly</p> <p>1. Interest groups</p>	<p>Stock market Analysis This group studies the trends and charts in market trading. For beginners as well as practised traders.</p>
<p>Monthly</p> <p>1. Interest groups</p> <p>2. Women's practical workshops</p> <p>3. Women's personal development training</p>	<p>Writers' Club Encouraging the potential to develop as a writer. Fiction, non-fiction, poetry, film/TV scripts, blogs and song-writers – all levels and genres.</p> <p>Home Visits for the elderly Providing friendship and support for the elderly in the community.</p> <p>40's Up group Providing social and networking opportunities for anyone in that age bracket.</p> <p>20's Up group Providing social and networking opportunities for anyone in that age bracket.</p> <p>Time out for Women Covering areas such as time management, goal setting and achieving, parenting, career advancement, clearing the clutter, etc etc</p> <p>Time Out for Women Covering areas such as overcoming poor self-image, authority in the workplace, etc etc</p>

09 JAN 2009

7 / 0 4 1 5 1 / 0 8

<p>4. Leadership training</p> <p>5. General counselling</p>	<p>Practical training covering various attitudes, teamworking and leadership challenges, aptitudes and competencies.</p> <p>Available upon request for personal challenges and life issues.</p>
<p>Quarterly</p> <p>1. Life Skills conferences</p>	<p>Themes such as successful singles, youth and making marriage work</p>
<p>School Holidays</p> <p>1. School holiday clubs run by professional teachers</p>	<p>Free Kids Fun Club Running every Sunday night and during school holidays (dates specified)</p>
<p>Special Events (Held approximately once a month)</p> <p>1. Music Concerts with visiting musicians</p> <p>2. Salsa Evenings</p> <p>3. Childrens' choir</p> <p>4. Christmas</p>	<p>Artists for 2008 included:</p> <ul style="list-style-type: none"> • Martha Munizzi • The Band With No Name • CeCe Wynans • Jehaziel • The Ambassadors • Faith Child • Victizzle <p>With tuition from professional dancer</p> <p>Performing throughout the year on special occasions.</p> <p>Family Christmas party catering for 400 with salsa lessons, children's games, buffet, raffles and disco.</p> <p>Family Christmas Guest service including carols, readings, children's nativity, ballet and refreshments.</p>

2009

These activities will continue throughout the coming year and we will be adding other events including:

- Speed dating (run by our singles group)
- Film showing in the auditorium
- A Christmas fair inviting national and local businesses and individuals to sell products, provide advice and run trials together with various demonstrations, performances and refreshments throughout the day.
- A Christmas pantomime (outsourced)
- X2 leadership conferences with speakers who are world-renowned leaders in their field.



Head of Planning and Development Management
Building 4, North London Business Park
Oakleigh Road South, London, N11 1NP
Contact Number: 020 8359 4763

PLANNING

Applicant: Clare Kirton
Agent: Clare Kirton
The Hippodrome
North End Road
London
NW11 7RP

Application No: **F/04151/08**
Registered Date: 16/01/2009

TOWN AND COUNTRY PLANNING ACT 1990

APPROVAL OF PLANNING PERMISSION

TAKE NOTICE that the Barnet London Borough Council, in exercise of its powers as Local Planning Authority under the above Act, hereby:

APPROVES PLANNING PERMISSION for: -

Submission of details of conditions 3 (Public Performance Management Scheme) pursuant to planning permission reference C00222W/07 dated 09/05/2007.

At:- The Hippodrome, North End Road, London, NW11 7RP

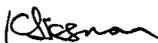
as referred to in your application and shown on the accompanying plan(s):

INFORMATIVE(S):-

The plans accompanying this application are:- Public performance table received 12/2/2009;

Date of Decision: 13 March 2009

Signed:



Acting for Martin Cowie
Head of Planning and Development Management

NOTE(S):-

1. Your attention is drawn to the attached Schedule which sets out the rights of an applicant who is aggrieved by a decision of the Local Planning Authority.
2. This Notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.



El Shaddai Church Public Performance Performers List 2008

1. Martha Munizzi <http://marthamunizzi.com/> Taken from her website:

God is raising up an army of worshipers to lead this generation into battle. One of those God-appointed worship leaders is Martha Munizzi. An energetic and praise-filled woman of God, Munizzi has captured the hearts of gospel music lovers with songs like "Say The Name", "Glorious", "Because Of Who You Are" and "Jesus Is The Best Thing (That's Ever Happened To Me)". A protégé of praise and worship icon Israel Houghton, Martha Munizzi has become a household name in the Christian music industry. Singlehandedly, the GRAMMY and Soul Train Award Nominee and Dove and Stellar Award Winner has literally changed the face of the inspirational genre. With her dynamic and unapologetic style of praise and worship, she touches the very heart of the believer. Not only has she changed lives through her ministry, but she has savored the success of it as well becoming the best-selling independent artist in the history of gospel music, selling over 500,000 units. Not one to rest on her laurels, fans of her music can expect even more with her upcoming 6th release dropping in 2011, Make It Loud.

2. The Band With No Name – disbanded 2010

3. CeCe Wynans <http://www.cecewinans.com/>

4. Jehaziel – Former Christian Artist

5. The Ambassadors - <https://www.theambassadors.org/> Taken from their website:

The Ambassadors endeavor to spread the Gospel through a Spirit-directed selection of gospel songs, commentaries and personal testimonies. The main focus of each appearance is directed toward encouraging the believers and reaching lost souls for the Kingdom of God.

6. Faith Child <https://www.faithchildmusic.com/> Taken from his website:

Faith Child is a MOBO and multi-award winning rapper, a TV presenter and one of the UK's top Contemporary Christian Artists.

7. Victizzle <https://astepfwd.com/tag/victizzle/> A Step Forward, Christian Chart website

CeCe Winans

Priscilla Marie Winans Love, known professionally as **CeCe Winans**, /ˈwaɪnænz/ (born October 8, 1964) is an American *gospel* singer, who has sold over 12 million records worldwide and won 12 *Grammy Awards*. She is the best-selling female gospel artist of all time, as of 2015.^[1]

Contents

Early life

Personal life

Career

Solo career

Books

Discography

Videography

Concert

Music videos

Television appearances

Awards and nominations

See also

References

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Early life

CeCe Winans was born in Detroit, Michigan, to Delores and David("Mom and *Pop*") *Winans*, on October 8, 1964.

Personal life

CeCe now resides in *Brentwood, Tennessee*^[2] (a suburb of *Nashville*) with her husband Alvin Love and two children, Ashley Rose and Alvin Love III. Her children were featured in the BeBe & CeCe Winans music video "If Anything Ever Happened to You". Alvin III also appeared in the music video for "Well, Alright." She and her husband Alvin Love II pastor Nashville Life Church in Nashville, where they serve as the lead servants and their children are involved in the ministry

CeCe was the best friend of *Whitney Houston* and godmother to her daughter, *Bobbi Kristina Brown*. On February 18, 2012, she performed "Don't Cry for Me" and "Jesus Loves Me" at Houston's funeral, at New Hope Baptist Church in *Newark, New Jersey*. Winans is also a good friend of *Bridget E. Hilliard*, co-pastor of New Light Christian Center (Houston, Austin, Beaumont, *Texas*).^[3]

CeCe Winans



Winans in 1994

Background information

Birth name	Priscilla Marie Winans
Also known as	CeCe Love
Born	October 8, 1964 <div>Detroit, Michigan, U.S.</div>
Genres	Gospel, contemporary Christian, R&B, worship, contemporary gospel
Occupation(s)	Singer, songwriter, actress, talk show host, speaker, author
Years active	1984–present
Labels	Sparrow, PMG/Atlantic, PureSprings Gospel (aka WellSpring Gospel)

Career

Solo career

CeCe began her solo career with the Platinum certified album *Alone in His Presence*. It was released in 1995 and earned her a Grammy Award and two Dove Awards, including the Female Vocalist of the Year, an award she earned again in 1997. Winans' next release, the Gold certified *Everlasting Love* was released in 1998 and featured Winans highest to date Billboard charting solo singles "Well Alright" and "Slippin". The song "On That Day" from the album was written and produced by R&B singer Lauryn Hill. Later that year, Winans released *His Gift* a holiday album.

In 1999, Winans' started her own recording company, "PureSprings Gospel". Her first album on the label was *Alabaster Box* in 1999. Some production of the disc was done by Gospel singer and musician, Fred Hammond. It included a guest appearance by Take 6. In 2000 Cece released a concert VHS titled *Live at the Lambs Theater in New York*. The concert contained songs from her previous albums. Winans released her next album, the self-titled *CeCe Winans*, in 2001. The single "Anybody Wanna Pray" included a guest appearance by GRITS. The second single, "Say A Prayer" crossed over into the CCM market.

Winans took a two-year break from releasing albums and returned in 2003 with *Throne Room*. The first 1,000 copies were issued with a bonus CD that contained exclusive interviews with the artist, the making of the CD, some touring footage, and the music video "More Than What I Wanted" (which came from the 2001 release). In 2004, the 25-city tour *Throne Room* with the group Anointed featured free admission and was followed with a DVD release of the concert recorded in Tennessee near CeCe's place of residence. *Live in the Throne Room* contained tracks from all of Winans' albums. Around September 2004, Winans experienced what she thought was a flu but turned out to be a serious stomach infection and was hospitalized immediately for surgery. Due to the extended recovery time, the second half of the *Throne Room Tour* was postponed to early 2005.^[4]

Winans' seventh album *Purified* was released in 2005. Producers on board for the project were longtime BeBe & CeCe collaborator Keith Thomas, and CeCe's nephew Mario Winans. Winans' son Alvin III also co-writes several songs on the album and younger sisters Angie and Debbie Winans make an appearance as well.

CeCe's collection of Top Ten R&B radio hits include "Count On Me", her duet with Whitney Houston, from the Waiting to Exhale soundtrack. The single was certified Gold in the US and reached No. 8 on the Billboard Hot 100, No. 4 on the Adult Contemporary chart and No. 8 on the Billboard R&B Singles charts.

Winans released her eighth album, *Thy Kingdom Come* on April 1, 2008, featuring the single "Waging War". On October 6, 2009, a BeBe & CeCe reunion album named *Still* was released. It is the ninth album released by the brother / sister duo. The album was released under Malaco Records and features collaborations with Marvin Winans and contemporary gospel sisters duo Mary Mary.

On December 23, 2010, Cece along with Bebe Winans & Mary Mary, featuring the West Angeles Choir, performed on The Tonight Show with Jay Leno.^[5]

From 2012-2014, Winans was a judge on BET's gospel singing competition, Sunday Best, along with her brother Bebe.^[6]

Books

CeCe has authored three books: *On A Positive Note*, a collection of her memoirs released August 1, 2000; and *Throne Room: Ushered Into the Presence of God*, a devotional released January 1, 2004 and co-authored with Claire Cloninger. *Always Sisters: Becoming the Princess You Were Created to Be*, released on July 17, 2007 and co-written with Claudia Mair Burney

Discography

Associated acts	BeBe & CeCe Winans, BeBe Winans, The Winans, Winans family, Whitney Houston, Margaret Bell- Byars
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Website	cecewinans.com
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See also *BeBe & CeCe Winans discography*

Studio albums

- *Alone in His Presence*(1995)
- *Everlasting Love* (1998)
- *His Gift* (1998)
- *Alabaster Box* (1999)
- *CeCe Winans* (2001)
- *Throne Room* (2003)
- *Purified* (2005)
- *Thy Kingdom Come*(2008)
- *Songs of Emotional Healing*(2010)
- *Let Them Fall in Love*(2017)
- *Something's happening*(2018)

Videography

Concert

Live at the Lambs Theater in New York (Recorded At: Lambs Theater in New York City)

- Released: 2000
- Format: VHS

Live in the Throne Room(Recorded At: Cornerstone Church in Brentwood, TN)

- Released: 2004
- Format: DVD
- Singles: "Close to you" – Bebe Winans

Music videos

- 1996: "Count On Me" (Whitney Houston & Winans)
- 1998: "Well Alright"
- 2001: "More Than What I Wanted"
- 2006: "Purified"^[7]

Television appearances

This list does not include interviews or musical performances.

- 1994: *Martin* (episode: "Go Tell It on the Martin")
- 1997: *Living Single* (episode: "Oh, Solo Mio")
- 1997–99: *CeCe's Place* (on the Odyssey Channel)
- 2002: *7th Heaven* (episode: "The Known Soldier"^[8])
- 2002: *Doc* (episode: "The Price of a Miracle"^[8])
- 2003–: *Praise the Lord* (occasional guest host)

Other

Journeys in Black: CeCe Winans (BET documentary of Cece Winans' life)

- Released: 2002
- Format: DVD

Awards and nominations

CeCe has received 12 Grammy Awards, 21 [Grammy Award](#) nominations, 23 [Dove Awards](#) and 15 [Stellar Awards](#) (as well as numerous nominations).

CeCe Winans is the most awarded female gospel singer in the industry

See also

- [The Winans Family](#)

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- [CeCe Winans discusses On the Move curriculum](#)

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Faith Child

Faith Child (born 5 March 1989) is a MOBO and multi-award-winning British rapper. He has released two chart topping studio albums, *Illumination* in 2009, and *Airborne* in 2015.

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Early life

Faith Child was born Michael Oluwaseyi Ayo^[1] on 5 March 1989, in London, England UK, to a mother of four children, who was going to abort him, while she was in the process of doing so God told her "'Don't abort the baby, I have put him there for a plan and a purpose and when he grows up he will be a man after my heart and he will serve me."^{[2][3][4][5][6]}

Music career

Faith Child's music career started as far back as 2000 at age 11 when he was in a group called Godz Inheritorz, in which he did his first UK support tour on the Phat'N'Heavy tour. After the group disbanded a couple of years later, Faith took time to focus on his education. Still making music under the radar during his Secondary school education, he was called to feature on Praise Project by L'Dubzy in 2005 and then shortly after in 2007 featured on nationwide hit 'Bibles, Bibles' by Simply Andy

In 2008, Faith Child releases his first official single, "I Like It",^[7] and this was followed-up by "Flashback" in November 2009 and then his debut studio album,*Illumination* in December 2009^[8] His subsequent studio album,*Airborne*, was released in 2015.^[9]

Faith child won best Best Gospel Act at MOBO Awards 2015. The rapper was previously nominated for this category in 2010 and had since swept up multiple accolades and become one of the most formidable live performers in the field. Faith Child's latest album Airborne raced to the Top 5 of the UK Christian and Gospel charts a few months ago. He has opened for MOBO Award winner Tinie Tempah and shared the stage with the likes of Lecrae, Ātrell King, and Kirk Franklin, to name a few

Off the back of 'Airborne', Faith acquired a number of awards, nominations, and accolades resulting in him touring 12 countries across 4 continent in 2016, as well as meeting the President of Slovenia whilst on tour there and closing 2016 with a performance for the Mayor of London, Sadiq Khan, at the Mayor's Christmas Carol Service.

Discography

Studio albums

- Illumination* (2009, Independent)

Faith Child	
Birth name	Michael Oluwaseyi Ayo
Also known as	Faith Child, Faith Kid, MC Faith
Born	5 March 1989 <div>London, England</div> UK
Genres	Christian hip hop, CEDM
Occupation(s)	Singer, songwriter
Instruments	vocals, singer-songwriter
Years active	2008–present
Website	faithchildmusic.com

- *Airborne* (2015, Independent)

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Jahaziel (rapper)

Jahaziel Micah Ben Elliott (born 26 July 1976), who goes by the stage name **Jahaziel**, is a British musician, who primarily plays hip hop. He has released two studio albums, *Ready to Live* in 2007 and *Heads Up* in 2013. Along with these, Jahaziel released a mixtape in 2011, *The Still Livin' Mixtape*

Jahaziel	
Birth name	Jahaziel Micah Ben Elliott
Born	26 July 1976 <div>London, England</div>
Genres	Hip hop
Occupation(s)	Singer, songwriter
Instruments	Vocals
Years active	2007–present
Labels	Preacha Boy, Xist, Malaco

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Early life

Jahaziel was raised in Elephant and Castle, London, England, where he was involved in the gang drug business, while he was in his early-teenage years.^{[1][2][3][4][5]} He was stabbed by an assailant, who tried to burglarise the residence he was watching.^[1] His secondary schools changed on five different occasions, due to his gang activity, and run-ins with law enforcement.^[1] Jahaziel went to church circa 1994, when he was about 18 years old, and this is where he became a Christian.^[1]

Music career

He started his music recording career in 2007, with the studio album *Ready to Live*, that was released by Preacha Boy Records, on 28 August 2007.^{[6][7]} The subsequent release, a mixtape, *The Still Livin' Mixtape*, on 3 May 2011.^[8] His second studio album, *Heads Up*, was released on 19 November 2013, with Xist Music and Malaco Records^{[9][10]}

Personal life

He married Nadine Steele on 28 May 2005,where they reside in London, England, with their daughters.

In 2015 Elliott announced through Instagram that he no longer professed Christianity, stating that he had become disillusioned to its teachings.^[11]

Discography

Studio albums

- Ready to Live* (28 August 2007, Preacha Boy)
- Heads Up* (19 November 2013, XistMalaco)

Mixtape

- The Still Livin' Mixtape* (3 May 2011)

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Martha Munizzi

Martha Denise Munizzi (born **Martha Denise Stallings** on February 26, 1968) is an American Gospel music singer, songwriter, author, and actress.

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Early years

A native of central Florida, Martha Munizzi was born into a Christian musical family. The daughter of evangelists, Martha and her twin sister Mary Alessi were born in Lakeland, Florida and grew up traveling and ministering through music with her family. She began performing at age 8, touring the country with her family in concerts and crusades around the United States and Canada.

Martha, Mary, and their older sister Marvelyne were born with their parents' talent for music and became a part of the traveling family group as kids. The family settled in Orlando, Florida when Mary and Martha were 12, so that the children could attend formal, public school.

At age 16, Mary, Martha and Marveline (age 18) helped form a praise and worship band at the urging of a church friend. That group evolved into *Testament* and became popular enough to travel around the state of Florida performing in churches and at conferences and other events.

One year after completing high school (1986), Martha married Dan Munizzi, who was a keyboard and bass player in the band *Testament*.^[1] In 1993 she and Dan became the music directors and founding members of a new, fledgling church in Orlando, Florida initially leading a congregation of 250 and a choir of about 30 people that eventually grew in 8 years into a 5000-member congregation and a 200-member music team.They remained there until 2001.

Martha Munizzi



Background information

Birth name	Martha Denise Stallings
Born	February 26, 1968
Origin	Lakeland, Florida, United States
Genres	Praise & Worship, Gospel, Contemporary Christian
Years active	1987 - Present
Labels	Martha Munizzi Music, Integrity Media, Inc., and Columbia Records (a division of Sony BMG Music Entertainment
Associated acts	Mary Alessi Israel Houghton
Website	www.marthamunizzi.com

She led worship at Lakewood Church while Cindy Cruse-Ratcliff was on maternity leave.^{[2][3]}

Musical career

Along with figures like Ron Kenoly, CeCe Winans, and Israel Houghton, Munizzi is pioneering cross-cultural worship music that not only connects with both black and white Christian congregations but also reaches the masses.^[4]

Munizzi's songs are self-published under the name Say The Name Publishing/Martha Munizzi Music. She released her first Praise & Worship/Gospel album, *Say the Name* (2002), followed by *The Best Is Yet to Come* (2003) and *When He Came* (2004), both of which debuted high on Billboard's Gospel chart. *The Best Is Yet to Come* peaked at No. 2 on the Billboard Music Top Gospel Album charts in 2004 and remained on the charts for more than a year.

In 2004 Munizzi had two music albums in the top five on Billboard's Gospel charts at the same time (*The Best Is Yet to Come* at No. 2 and *When He Came* at No. 5) and Billboard Magazine named her as one of the top five Gospel Artists for 2004. Additionally, her project *The Best Is Yet to Come* was named one of the top ten selling Gospel projects for 2004.

In 2005 she signed a distribution deal with Integrity Media, Inc. Under this agreement her previously released albums *The Best Is Yet To Come* and *Say The Name* and all future releases were to be distributed to Christian retail outlets through Provident-Integrity Distribution and to general market outlets on the Epic Records (a division of Sony-BMG Distribution).^[5]

In 2006 Munizzi released her next CD entitled *No Limits Live*. This CD debuted on Billboard's Top Gospel Charts at No. 1 and remained at the top of the charts for 6 weeks.

Munizzi has ministered with several popular Christian ministries including; Joel Osteen, Creflo Dollar, Joyce Meyer, Benny Hinn, CeCe Winans, and Bishop T.D. Jakes. She has also appeared on Trinity Broadcasting Network's (TBN's) Praise The Lord, on the Daystar Television Network, on *Life Today* with James Robison, and on Black Entertainment Television's BET Celebration Of Gospel. Additionally she performed as a part of the 3rd annual "Sisters In The Spirit" tour with Yolanda Adams, Kelly Price, Juanita Bynum, Rizen and Sheila E in 2005. She was also a featured performer with Kirk Franklin at the "Imagine Me" all-star celebrity benefit concert on January 11, 2007 at the Opryland Hotel in Nashville, Tennessee.^[6] The concert was a benefit for the Children's Defense Fund.

Munizzi also performed with the Gospel trio Virtue on their 2006 album *Testimony* on the song *Praises to You*. She also performs her song *Glorious* live on Donna Richardson-Joyner's 2006 exercise video entitled *Sweating in the Spirit 2*. Her twin sister, Mary Alessi, performs with her on her 2006 album *No Limits Live*.

The CD/DVD project, *Change the World* was released on April 1, 2008. The project was recorded on December 7, 2007 and features Israel Houghton, Mary Alessi, Micah Stampley, Bishop Joseph Garlington, and Ricardo Sanchez.^[7]

On April 24, 2011 Martha Munizzi released *Make it Loud* her first self-produced CD. The new project features William McDowell, Michael Gungor, Jonathan Stockstill, Lori Morrison, Daniel Eric Groves and the debut of Danielle Munizzi, daughter of Martha and Dan Munizzi.^[8]

Filmography

Film appearances

"The Gospel" (performs the song "Glorious" in the film and on the film's music soundtrack)

- Released: October 7, 2005^[9]
- Label: Columbia TriStar^[9]
- Producer: William Packer^[9]

Music concert videos

"The Best Is Yet To Come"

- Released: 2003
- Format: DVD
- Label: chamara

"Israel and New Breed: Live from Another Level"(Guest appearance)

- Released: 2004
- Format: DVD

"The Gospel Live (The BET Concert)"(Performs song "Glorious" live)

- Released: 2005
- Format: DVD

"No Limits Live"(Live concert recording)

- Released: 2006
- Format: DVD

Other project appearances

"Sweating in the Spirit 2"(Performs her song "Glorious" live in the walking exercise routine)

- Released: 2006
- Format: DVD

Discography

Albums

"Say the Name"

- Released: July 16, 2002
- Format: CD
- Label: Martha Munizzi Music

"The Best Is Yet to Come"

- Released: July 8, 2003
- Format: CD, DVD
- Label: Martha Munizzi Music
- Chart position: No. 2 - Top Gospel Albums, No. 13 - Top Independent Albums, No. 8 - Billboard Top Heatseekers, No. 179 - The Billboard 200, No. 6 - Billboard Top Christian Albums^[10]

"When He Came" (Christmas Album)

- Released: October 19, 2004
- Format: CD
- Label: Martha Munizzi Music

- Chart position: No. 5 - Billboard Top Gospel Albums, No. 32 - Billboard Top Independent Albums, No. 28 - Billboard Top Heatseekers, No. 22 - Billboard Top Christian Albums^[10]

"No Limits: Live"

- Released: March 14, 2006
- Format: CD, DVD
- Label: Martha Munizzi Music
- Chart position: No. 1 - Billboard Top Gospel Albums (debuted at No. 1), No. 60 - The Billboard 200, No. 2 - Billboard Top Christian Albums^[10]

"Change The World" (Includes a Bonus DVD featuring: "Invincible God", "Dance", and "Change The World")

- Released: April 1, 2008
- Format: CD
- Label: Martha Munizzi Music
- Chart position: No. 4 - Billboard Top Gospel Albums (debuted at No. 4), No. 135 - The Billboard 200, No. 3 - Billboard Top Christian Albums^[10]

"Make It Loud"

- Released: April 26, 2011
- Format: CD
- Label: MmMG
- Chart position: No. 6 - Billboard Top Gospel Albums, No. 141 - The Billboard 200, No. 27 - Top Independent Albums^[10]

Awards

Award wins

Year	Award-giving body	Award
2005	<u>Stellar Awards</u>	Best New Artist of the Year Award - <i>The Best Is Yet To Come</i>
2006	<u>Stellar Awards</u>	Special Event CD of the Year - <i>When He Came</i>
2006	<u>Oasis Awards</u>	International Female Artist of the Year
2007	<u>Christian Music Awards</u>	Female Artist of the Year
2009	<u>GMA Dove Awards</u>	Contemporary Gospel Album of the Year - <i>Change The World</i>

Award nominations

Munizzi has been nominated for Grammy, Dove, Stellar and Soul Train Awards as both a performer and songwriter. In 2006, Munizzi was nominated for a Grammy for Best Traditional Soul Gospel Album. She has also been nominated for the 2007 Stellar Awards' *Artist of the Year* and *Contemporary Female Vocalist of the Year*.^[11]

Year	Award-giving body	Award Category	Song /Album Title
2003	<u>Dove Awards</u>	Contemporary Gospel Recorded Song of the Year	<i>Because of Who You Are</i>
2004	Dove Awards	Contemporary Gospel Song of the Year	<i>Because of Who You Are</i>
2005	Dove Awards	Contemporary Gospel Song of the Year	<i>Say the Name</i>
2005	<u>Stellar Awards</u>	Best New Artist of the Year Award (Winner)	<i>The Best Is Yet To Come</i>
2005	Stellar Awards	Female Vocalist of the Year	<i>The Best is Yet to Come</i>
2006	Stellar Awards	Special Event CD of the Year (Winner)	<i>When He Came</i>
2006	<u>Oasis Awards</u>	International Female Artist of the Year (Winner)	<i>The Best is Yet to Come</i>
2006	<u>Grammy Awards</u>	Best Traditional Soul Gospel Album	<i>Say the Name</i>
2006	Dove Awards	Contemporary Gospel Album of the Year	<i>When He Came</i>
2006	<u>CCM Magazine Readers Choice Awards</u>	Female Artist of the Year	<i>No Limits Live</i>
2006	CCM Magazine Readers Choice Awards	Praise & Worship CD of the Year	<i>No Limits Live</i>
2006	CCM Magazine Readers Choice Awards	Worship Artist of the Year	<i>No Limits Live</i>
2007	Stellar Awards	Artist of the Year	<i>No Limits Live</i>
2007	Stellar Awards	Contemporary Female Vocalist of the Year	<i>No Limits Live</i>
2007	Dove Awards	Contemporary Gospel Album of the Year	<i>No Limits Live</i>
2007	Dove Awards	Contemporary Gospel Song of the Year	<i>No Limits</i>
2007	<u>Christian Music Awards</u>	Female Artist of the Year (Winner)	<i>No Limits Live</i>
2009	Dove Awards	Contemporary Gospel Album of the Year	<i>Change The World</i>
2009	Dove Awards	Contemporary Gospel Song of the Year	<i>Favor Of God</i>

Personal life

Munizzi married Dan Munizzi in 1987 and have three children Danielle, Nicole, and Nathan. Martha and Dan currently pastor Epic life church in Orlando, FL.

See also

- Worship music
- List of Christian worship music artists

External links

- Martha Munizzi - Oficial Website
- Cross Rhythms Artist Profile - Martha Munizzi
- Christianity Today Artist Profile and Interview- Martha Munizzi
- Martha Munizzi - Interview (September 2008) on BlackGospel.com

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Thebandwithnoname

thebandwithnoname (referred to as "TBWNN" by fans) were a Christian band who were launched by Innervation Trust in March 2002, as their flagship band, alongside girl band TBC. TBWNN hosted their final gig at the Stockport Plaza on Saturday 4 September 2010 and have since disbanded.

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Trust background

Innervation Trust is a Christian charity that recruits and resources school teams, each dedicated to a major city in the UK. Innervation Trust is the product of Mark Pennells and Zarc Porter, a songwriter/producer partnership also credited with writing most of the music for and co-founding, the World Wide Message Tribe.^[1]

Name

To raise the profile of the band at its launch, Innervation opened a competition for fans to give the band a name. Fans were invited to vote via the internet for a new name, and the most popular ones were placed in a shortlist from which fans could vote for their favourite. However, the band had already released a single ("Take Up the Tempo", which would also appear on their first album *The Blitz*), and performed a high-profile launch concert at Soul Survivor 2002 under the name "thebandwithnoname". Fan response was in favour of the name being retained.^[1]

The Blitz

thebandwithnoname's debut album *The Blitz*, produced by Zarc Porter, was released almost as soon as the band's lineup was finalised. thebandwithnoname were then a three-piece group, the members being Adam Brown (known as Presha while with thebandwithnoname; now goes by Ad-apt); Bobby Joel Stearns (known as The Bobsta) and Chip Kendall (known in thebandwithnonameas chipK). The Blitz Tour took place in 2002/2003, a 60-date tour to promote this album, and also featured Doug

thebandwithnoname	
Also known as	tbwnn
Origin	Manchester, UK
Genres	Christian hip hop, Christian EDM, Christian rock, Christian metal, nu metal, grime, crunk rock
Years active	2002–2010
Labels	ICC, Spring Harvest
Associated acts	World Wide Message Tribe, Ad-Apt, LZ7, TBC
Past members	Chip Kendall (Chip K) Leon Henderson (QKid) David Trafford (Straff) Jonathan Moore (J) Adam Brown (Presha) Bobby Joel Stearns (The Bobsta) James Adams (Jimmy)

Walker (Manchester-based singer/songwriter) as a support act. Bobby Joel Stearns was later one-third of electrosoul outfit Unklejam. Adam Brown features on the first single release of another one of Innervation's project's, Bebe Vox.^[2] They released, a single, "Take Up the Tempo", to promote the album.^[3]

The Blitz track listing

1. "The Blitz" - 3:47
2. "Faster" - 3:41
3. "Amazing Grace" - 3:44
4. "TTWIMTB" - 3:28
5. "Radio Fresh" (Interlude) - 0:30
6. "Take Up The Tempo" - 3:23
7. "Ramp" (Interlude) - 1:03
8. "Will You Ever?" - 4:42
9. "Get Up" - 3:03
10. "Guilty" (Interlude) - 0:19
11. "Without You Within Me" - 4:16
12. "Now" - 2:51
13. "Hal-Le-Lu-Jah" - 4:45
14. "The Blitz" Remix – Savalas - 6:44
15. "Take Up The Tempo" (Underburner Remix) – Zarc Porter - 6:15

Schizophrenix

Schizophrenix was the band's second album. Released on 15 December 2003, it launched the band further into the Christian music scene. The album received very positive reviews.^[4] However, Bobby Stearns, and later Adam Brown, left the group shortly after the release of *Schizophrenix* to pursue individual careers. A long period of reduced activity followed for the band, with Zulu Yengwa (a rapper) and Joshua Philip Oluwadare Morohumobo Kofi Alamu (a singer known simply as "Josh" whilst appearing with thebandwithnoname) occasionally featuring alongside the only remaining original member of the group, chipK. For some time Innervation failed to recruit any new members for the group. During this time, thebandwithnoname added dancers, Tina Mann and Helen Kendall (chipK's wife) and went on a two and a half month tour of the USA. The tour was organized by Tom Miyashiro of Faith 2 Faith Ministries International, who by the end of the tour helped recruit and send American musicianaries to the UK to work in Innervation's bands. Tom released a book in 2006 entitled, "Schizophrenic" as a compliment to the Schizophrenix album.^[5]



Schizophrenix cover

Schizophrenix track listing

1. "Drive" - 4:37
2. "Found and Lost" - 4:16
3. "Tell Me Something I Don't Know Already" - 3:58
4. "Before The Throne" - 3:33
5. "Schizophrenic Skin" - 4:07
6. "Prophecy" - 0:40
7. "The Best Thing" - 3:59
8. "Reveal" - 3:53

9. "Everybody's Free (To Feel Good)" - 4:25
10. "Beatbox" - 0:47
11. "Heavy" - 3:12
12. "Home" - 5:01
13. "Tell Me Something" (Kubiks and Bcee Remix) - 4:57
14. "Amazing Grace" (Intreid Remix) - 12:08

Interim lineup

At the end of 2005, thebandwithnoname announced a new lineup. chipK remained along with three new members: Leon Henderson, stage name Q Kid, a rapper from Milton Keynes; Jonathan Moore, stage name J, a dancer and singer from London; and David Strafford, stage name Straff, a singer from Kent. The Innervation Winter Tour 2005 premiered this new lineup, a 13-date tour across the UK. American musicianaries Carissa Jardio (who later married Zulu from the second tbwnn lineup) and Kylie Evans (2006) were added to the band as back up dancers alongside Tina and Helen.^[6] They released, another single, "Justified/Pull Up the Vinyl", to showcase their new hip hop sound.^[7]

Dying to Be There

The band's third album,*Dying to Be There*, was released on 23 February 2007, and has garnered extremely positive reviews including a 10 square review from Cross Rhythms.^[8] Thanks to a record company systems failure, several copies were sent to Christian bookshops early and sold well before the release date. In addition the album was sold in the US by the band, before the album was released in the UK. The album won two Album Of The Year awards in the UK and the first song on the album "Do Or Die" was the most played song of 2007 on the UK's CR Radio. They band released, a reissued album*Dying to be There*, with a bonus DVD!^[9]

New lineup

In late 2008 Jonathan Moore (stage name "J") left the band in order to work on other projects. From around 2008 a live band began playing alongside Chip, Straff and Leon. Session drummer Tom Pearson (stage name "Kuvey") and guitarist James Adams (stage name "Jimmy") began performing on stage with them. Leon also spent time DJing as well as rapping. Jimmy's last performance with the band was at Greenbelt 2009. He was replaced by new guitarist Joel Atkins, who played alongside Kuvey until the band's finish in September 2010.^{[10][11]}

The4Points/The Best of thebandwithnoname

The band's fourth, and final, album, *The4Points/The Best of thebandwithnoname*, was released on 19 February 2010 and received a 10 square review from Cross Rhythms.^{[12][13]} The album contains the best songs from all three albums but also contains 3 new songs titled "the4points", "Heroes Fall" and "Space Cadet". "The4Points" track features LZ7 along with The Pop Connection Choir, Love and Joy Gospel Choir, Sanctified Gospel Choir, tbc, Shell Perris, Blush UK, 12:24 and 4 Kornerz. During 2009/2010 the band went on their final tour "The Four Points Tour" with full live band, all over the UK and abroad. This tour lead up to their final gig in the Stockport Plaza, on 4 September 2010. During the final gig, Chip, Straff and Leon were joined by previous members Presha (Ad-Apt) and Jimmy (Previous Guitarist), for a few songs during the set.

theshowwithnoname

Chip Kendall and David Strafford hosted a weekly podcast "theshowwithnoname", which included music from the band and other Christian artists. The show also included "Precha Man", which was Chip Kendall talking on a section from the bible, or from a Christian devotion book. As well as this a section called "People Clips" included phonecall or studio interviews with various people in Christian ministry. "The Rath of Straff" was a section dedicated to Christian "Hardcore" music. The show also included randomly themed intros and outros recorded by Chip and Straff

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External links

- [thebandwithnoname's Official Site](#)

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Public Performance Management Scheme

Community Activities and Performance Schedule (2019/2020)

The Public Performance Management Scheme comprises of the Markaz El Tathgheef El Eslami Community Activities and Performance Schedule which sets out a list of current and planned events for the 2019/2020 calendar. The list is not exhaustive and will be populated when new community activities and performances are created and hosted at the Hippodrome. Please note that this schedule is in addition to all scheduled religious calendar events.

Activities available to the community	
Weekly	
1. Homework club and after school classes	Primary school children – one afternoon per week. Secondary school children – two afternoons per week.
2. Youth Club (13-18)	Recreational activities for young members of the community (eg table tennis, pool and team games).
3. Beginner language classes	Twice weekly Arabic classes for all age groups. The Markaz are also seeking other language teachers to diversify their offering.
4. Weekday nursery	The Markaz plan to introduce a daily nursery for all young children in the local community. This will be subject to passing the relevant requirements.
5. Karate classes	Provided by a local professional trainer twice weekly. One class for children and one class for adults.
6. Children's drama classes	Drama classes will be provided each Tuesday afternoon to learn how to act. The purpose of the classes will be to learn about an Islamic religious event and re-enact this through a performance given to members of the community each month.

Public Performance Management Scheme

<p>Monthly</p> <ol style="list-style-type: none"> 1. Monthly free doctor consultation 2. Reading club (60s+) 3. Film Club 	<p>Each month, a specialist medical consultant is invited to the Markaz to provide a talk and Q&A session on a particular medical issue. This will be advertised to all members of the community.</p> <p>A reading club for members of the community over the age of 60. It takes place monthly for two hours where a book is chosen and discussed at the following event. The club provides a place for older members of the community to socialise.</p> <p>Showing classic and cult films.</p>
<p>Quarterly</p> <ol style="list-style-type: none"> 1. Media skills 2. Institute of Leadership and Management (ILM) programmes 3. Leadership and life skills Seminars with speakers. Includes multifaith events and life skills Conferences 4. TED Talks 	<p>An eight-week course run three times per year and open to all. The Markaz has access to high tech digital multimedia equipment. Lessons will be provided by members of the Markaz who have university degrees in the subject and work in media.</p> <p>Introduction of three different ILM courses to be run quarterly for 2 hours over 8 weeks:</p> <ul style="list-style-type: none"> • Leadership skills for teenagers; • Skills for business professionals; and • Spiritual leadership.
<p>Yearly</p> <ol style="list-style-type: none"> 1. Local Interfaith Meeting 	<p>This event takes place quarterly but is held at the Markaz once a year (2 May 2019). It hosts the different faith leaders within the Borough of Barnet, the community engagement officer and a representative from the Metropolitan police.</p>

Public Performance Management Scheme

<p>5. Sadaqa Day</p>	<p>This event place annually on the 24 March and invites all members of the community inside the Markaz. Roses are also handed out to passers-by to encourage greater integration of the local community.</p>
<p>Special events</p> <p>1. Christmas</p> <p>2. England football matches</p>	<p>Yearly Food Drive – handing out food to the homeless. It is the Markaz’s intention to increase the frequency of this beneficial service to local people.</p> <p>Invitation to all members of the community to watch England International football matches on the big screen in the great hall.</p>
<p>Venue Hire</p> <ul style="list-style-type: none"> - Weddings - Conferences - TED Talks - Seminars - Workshops - Theatrical and performance events - Film production 	<p>The Hippodrome has the ability to host a wide variety of uses as set out in the left hand column.</p> <p>The Markaz is currently developing a website to enable the hire of rooms within the Hippodrome to be used for such events. The list is not exhaustive and the Markaz will permit the use of the building providing subject to its availability.</p> <p>Opening up the Hippodrome for hire will help to diversify the offering of events to the wider community.</p>

The Markaz also intends to operate Outreach programmes, which will include, but are not limited to:

- Blood donation day;
- Tree planting day;
- Visit my mosque day and the Ramadan Feed my neighbour day; and
- Host, on rotation with other venues, the quarterly Barnet multi faith forum.

Public Performance Management Scheme