



TOTTERIDGE RESIDENTS' ASSOCIATION

President
EILEEN ESKENZI JP

Please reply to:
The Mardens
Totteridge Green
London N20 8PA

The Planning Officer
Development and Protection Division
London Borough of Barnet
Barnet House
1255 High Road
London
N20 0EJ

6th September 2019

Dear Sir

Re: 19/4514/HSE, Church End House, 44 Totteridge Village

On behalf of Totteridge Residents' Association I would be grateful if you would bring to the attention of the Planning Committee our views on the above application.

The bulk, height and mass of this proposal, which is situated within the curtilage of a Grade II listed dwelling (formerly The Vicarage), is over large and out of keeping, constituting an intensification of the use of the site and would not conserve or enhance this part of the Conservation Area.

Should this application be approved conditions should be imposed so that it is ancillary to the main dwelling and preventing it from ever becoming a separate dwelling.

Yours faithfully

Jennifer Ellis
Committee member
There is also concern that

From:Elizabeth Cornelius
Sent:14 Sep 2019 11:59:48 +0100
To:Planning Consultation;Matin, Zakera
Subject:Church End House Application 19/4514/HSE 44 Totteridge Village - comments for consideration

I am writing to raise my concerns about the Church End House Application.

As a regular visitor to both the church yard and St Andrew's Parish Hall, I am dismayed that there is an application for essentially a separate dwelling on the party wall between the garage in question and St Andrew's property. The conservation area is one of the most peaceful in Totteridge and enjoyed by many. The planning application is to extend beyond the existing footprint of the garages and this will impact on the surrounding area.

Furthermore there is concern that trees will need to be felled unnecessarily.

Should the council grant permission, I will be interested to hear what caveats are imposed on the re-sale of essentially a stand alone property which we understand will be occupied all year round and not 'occasionally' as stated in the application.

Please can we also seek reassurance that this development will not mean more cars being parked on St Andrew's church property.

With a stand alone property such as this there will be more noise, more wheely bins and more cars.

Thanking you for your consideration.

Elizabeth Harris

Beeches Lodge

The Orchard

London N20 8QZ

From:Dixie Locke
Sent:15 Sep 2019 20:06:41 +0100
To:Planning Consultation
Subject:Planning objection

Re 19/4514/HSE 44 Totteridge Village N208PR

Dear sir,

I would be grateful if you could bring to the attention of the planning committee my reasons for objecting to the above planning application.

The bulk, height and mass of the proposed building will be dominant and overbearing and is out of keeping in this quiet, rural area adjacent to St Andrews graveyard in the heart of the conservation area.

The main house (formerly the vicarage) is a grade 2 listed building . The proposed development is in the curtilage of this listed building and would also need listed building consent. The wall of the existing garage is the boundary between the church land and 44Totteridge Village.

Most worrying of all is that the plans describe the building as a garage with residential accommodation in the roof space which will be ancillary to the main building. The plans show that the proposed development will have a separate bathroom and kitchen so really an independent dwelling.

Ido feel that the proposed development in no way enhances or conserves the conservation area and should be refused

Yours faithfully

Dixie Locke

1a Southway

N20 8EB

Sent from my iPad

Sent from my iPad

Sent from my iPad

From:Janet Topping
Sent:15 Sep 2019 18:43:56 +0100
To:Planning Consultation;Matin, Zakera
Subject:19/4514/HSE Church End House 44 Totteridge Village, London N20 8PR

From: Janet Topping. 26 Farnham Close, London. N20 9PU.

To: The Planning Committee members and Planning Officer Zakera Matin

Re: Planning application 19/4514/HSE CHURCH END HOUSE N20. 8PR

I write to object most strongly to the above application for the following reasons:-

1. According to the Historic England website Church End House is a listed Grade 2 building. The listing status includes all outbuildings known to have been constructed before 1948. The garage building is on the historic Ordnance Survey maps of 1938 and earlier and therefore built before the 1948 deadline for outbuildings that are within the curtilage of the listed building. The application therefore needs listed building consent.
2. The application states in various places that it is ancillary to the house and will NOT be a separate dwelling. If this is so I understand it cannot have a kitchen, toilet and/or bathroom facilities which are clearly included in this plan. It states it is ancillary accommodation for staff, family or visitors but the inclusion of washing and cooking facilities would make this an independent building.
3. There are various trees that will need to be felled to enable Contractors access and to be able to demolish and build the new enlarged structure.
4. The property apart from the Grade 2 listing is in Totteridge Conservation Area and will impact the appearance and feel of this quiet and solemn area and be quite unsuitable so near to the Church, the Church hall and the graveyard - six of my family are buried in the churchyard as well as several friends. I have been attending the Church for more than 70 years.
5. It must surely be a breach of a Conservation Area property to extend in this way especially as I understand Church End House (formerly The Vicarage) already has a separate self contained flat in the existing roof space accessed by a dedicated staircase at the side. This new proposal will have an adverse effect on the setting of this listed property. The significant increase in the height and width of the property will make it very dominant and overbearing and entirely inappropriate in this sensitive location.

If permission is given for this development -and I do hope it will not be given - please impose conditions to the effect that

- (a) the new building shall never be used as a separate dwelling or for any commercial/profitable use e.g, sold as a separate residence or let on an AST or as an Airbnb for example
- (b) that building work should be done within the property and lorries, deliveries, machinery should not in any way impact on access to either the graveyard or the church hall at any time by using the church owned path, drive or car park. This is a solemn place visited by members of the public.

For all of the above reasons please refuse this application.

Your faithfully,

Janet Topping
15/09/19

From:Barbara Wishart
Sent:17 Sep 2019 23:57:21 +0100
To:Planning Consultation
Cc:Matin, Zakera
Subject:Planning Reference No: 19/4514/ HSE - Church End House

Dear Sir/Madam,

Re: Planning Reference No: 19/4514/ HSE Church End House, 44 Totteridge Village, London
N20 8PR

I am writing to object to the above Planning Application which proposes to demolish the existing garage and replace it with a new garage with residential accommodation in the roof space.

My objections are as follows:

- . The property is in a Conservation Area: the proposal would greatly alter the still semi-rural character of the area and I believe would be in breach of Conservation Area regulations.
- . Church End House (the former Vicarage) and the garage are Grade 2 Listed properties.
- . The proposed structure would be far greater than the original and would severely impact on the neighbouring Parish Hall and new car park, becoming an overpowering presence and throwing both into shadow.
- . The inclusion of a full bathroom, separate bathroom and a kitchen would make this effectively a second dwelling on the same property, and not ancillary to the house.
- . I do not see how this building could be erected without damaged the surrounding trees.

I would therefore urge the Planning Committee to refuse this application.

Kind Regards,

Barbara Wishart

2 Coppice Walk

London N20 8BZ

[REDACTED]

[REDACTED]

entered 19/9
20 Grange Ave ✓
Totteridge
London N20 8AD.

17th September 2019.

Planning & Building Control
London Borough of Barnet,
2 Bristol Ave
Colindale
London NW9 4EW.

For the attention of Zalceria Martin.

Dear Madam,
re. Planning Application 19/4514/HSE
Church End House, 44 Totteridge Village
N20 8PR.

I would most strongly object to this
planning application being granted.

The existing building covered by the planning
application is Grade II listed, and is in a
conservation area. The size, height and mass
of the proposed new building (an extra 12 feet
wide and 5 feet higher) as viewed from the
Churchyard and Parish Hall is overpowering and
completely out of keeping with the solemnity and
reverence of this location (4.2b). My mother's
grave is literally yards from the proposed
boundary wall. This proposed new building will
contribute nothing to this area, but severely
detract from existing appearance. (4.6b)

The applicant states repeatedly that the proposed new building would not be used as a separate dwelling, but ancillary to the main building, it would also be used on an irregular basis (4.4). What is the definition of irregular use and how are the council to police this.

If the proposed building is to be ancillary accommodation and not a separate dwelling, surely it cannot have a kitchen and large bathroom, which are clearly drawn, this must make it an independent dwelling.

I have referred to the Historic England website, Church End House (ie The Vicarage) is a Grade II listed building. The building which is proposed to be demolished is on the Historic Ordnance Survey maps of 1938, and was probably built very much earlier and therefore before the 1948 deadline for outbuildings that are within the curtilage of Church End House.

When the present owner bought Church End House, it had a separate apartment where the curates had always lived. This had a parking space, separate front door, and staircase. The apartment was spacious and had a bathroom and kitchen, ample for staff and visiting family or independent living.

Should this application come to planning

-3-

committee I would like permission to
speak at this committee.

Yours faithfully

A black rectangular redaction box covering the signature of P.A. Duntou.

P.A. Duntou

From:Caroline Haines
Sent:17 Sep 2019 21:11:25 +0100
To:Planning Consultation
Cc:Matin, Zakera
Subject:Planning application 19/4514/HSE

Dear Sir/Madam

Planning Application 19/4514/HSE for Church End House,44 Totteridge Village,N20 8PR

I write to object to the above application regarding the demolition and rebuilding of a garage at Church House, Totteridge.

The garage, as well as the house, is a Grade 2 listed building so should not even be considered to be demolished. And then to be replaced with a much larger building, which is obviously going to be used as self contained living quarters as the plans show it as having a lounge, bedroom, a fully fitted bathroom and a fully fitted kitchen, in addition to the four garages.

The proposed building is substantially larger than the listed garage which is presently there. The greatly increased height and width would be overpowering from the Parish hall side as well as blocking out the light to the hall and car park.

I also understand that some trees would need to be felled, which I also object to as this is in a conservation area.

Yours faithfully
Caroline Haines
53 Greenway Close
Totteridge
London N20 8ES

Sent from my iPad

From:Stock, Cllr Caroline
Sent:17 Sep 2019 19:23:29 +0100
To:Planning Consultation
Cc:Matin, Zakera
Subject:FW: Letter of objection Re: 19/4514/HSE, Church End House, 44 Totteridge Village

Dear Martin

Please could you confirm receipt of this email.

Thank you

Caroline

Please reply to:
Hendon Town Hall
The Burroughs
London NW4 4AX

The Planning Officer
Development and Protection Division
London Borough of Barnet
Barnet House
1255 High Road
London
N20 0EJ

17th September 2019

Dear Sir

Re: 19/4514/HSE, Church End House, 44 Totteridge Village

I would like to object to the above application.

Church End House is a Grade 2 listed building and the garage is very much part of the overall appearance of the site. It is located in the heart of the Totteridge Conservation Area. The proposed new garage replacement is in my opinion too large. If you stand in the church yard the building will have a very dominant mass and bulk which is not appropriate for this site, which was originally the St. Andrew's Church Vicarage. The Church Hall is in constant use and because of the Graveyard this is a sensitive site and to have a large garage in this position is out of keeping and overbearing.

This part of the Conservation Area is dominated with large single dwellings often with detached garages. There have been numerous applications by residents over the years to try and convert a garage into a new dwelling, which is completely contrary to the principles of the Totteridge Conservation Area Character Appraisal and Management Document. An outbuilding with a kitchen, bedroom and bathroom would make it a separate self-contained building and is not ancillary to the main house. In the Totteridge Conservation Document this house is actually featured as a noteworthy house "tucked away within the grounds of St. Andrew's church." The demolition and reconstruction of a new large structure will certainly not add to the character of this house

Finally, I am also very concerned by the removal of a tree which could have an adverse effect on the surrounding trees as would digging new foundations at this point.

Yours faithfully

Caroline Stock

Totteridge Ward Councillor

From:Eileen Eskenzi
Sent:17 Sep 2019 22:22:44 +0100
To:Planning Consultation
Cc:fabien.gaudin@barnet.g
Subject:Fwd: Objection to 19/4514/HSE - Church End House, 44 Totteridge Village N20

This replaces my previous email.

From: Eileen Eskenzi <[REDACTED]>
Date: 17 September 2019 at 22:01:29 BST
Subject: Objection to 19/4514/HSE - Church End House, 44 Totteridge Village N20

Copy to zakera.matin@barnet.gov.uk
London Borough of Barnet
Planning Department
The Boroughs
Hendon NW4

Dear Sir

BACKGROUND:-

[REDACTED] and over the years have been invited to The Vicarage - now known as Church End House. It is a large dwelling with a GRADE TWO LISTING - a home set within the precious TOTTERIDGE CONSERVATION AREA. It had a big second floor - self contained flat - with its own entrance was used many years ago by the curate who lodged in the Vicarage. The first floor housed the Vicars family and downstairs there were extensive reception rooms. Evidence that the size of Church End House is substantial! The present garage was erected prior to the second World War and is therefore subject to the present Grade Two listing as it is set within the curtilage of Church End House.

APPLICATION 19/4514/HDE

The planning application which has been submitted to the London Borough of Barnet ancillary to Church End House - if granted - would dominate the present Church Hall being 5.8m in height and 4m larger in width than existing the garage - ENORMOUS! Furthermore, the demolition of the present garage would surely negate the present Listing.

This mass and bulk will overwhelm the site.

OBSERVE THE FLOOR PLAN:

A lounge and kitchen, separate bathroom and toilet indicates that if services were to be installed after completion it would render it an extremely pleasant habitable dwelling. Who would be in a position to police any installation of future services if they are refused

at this stage?

TREE PROTECTION

Moreover, has any consideration been given to the potential damage to the glorious trees surround the property? Excavation to ensure sound foundations for a substantial dwelling of this nature would surely - however careful the contractors might profess to be - root damage is inevitable.

In a sensitive Conservation Area decimation of trees surely must be taken seriously.

This application to demolish the present Grade Two Listed garage **MUST BE REFUSED** on the above grounds of overdevelopment, mass and bulk within the Totteridge Conservation area.

Yours faithfully

Eileen Eskenzi MBE., JP

President

Totteridge Residents' Association

Woodcroft

Totteridge Green

London N20 8PE

Anthony N. Eskenzi, CBE.,FRICS.


Woodcroft

Totteridge Green

London N20 8PE

From:Matin, Zakera
Sent:18 Sep 2019 09:13:01 +0100
To:Planning Consultation
Subject:FW: Church End House, London N20 8PR. 19/4514/HSE

-----Original Message-----

From: Elisabeth Newton [mailto:
Sent: 17 September 2019 23:36
To: Matin, Zakera <Zakera.Matin@Barnet.gov.uk>
Subject: Church End House, London N20 8PR. 19/4514/HSE

I am writing to object to the planning application to replace the garage block with a wider and taller two-storey building because it will be obtrusive, too large and consequently out of place in this location in the local Conservation Area.

The introduction of a one bedroom flat with full facilities in the First Floor of the new building is in no way ancillary to the main house and its residential occupation would conflict with and compromise the community uses carried out in the newly refurbished church hall.

Elisabeth Newton
18 Lorian Close
London N12 7DZ

From:Matin, Zakera
Sent:18 Sep 2019 09:19:14 +0100
To:Planning Consultation
Subject:FW: 19/4514/HSE. Church End House, 44 Totteridge Village, N20 8PR.

Hi

Can you please add this as objection and not as support.

Kind regards

Zakera

From: EandR Newton [mailto: [REDACTED]]
Sent: 17 September 2019 17:07
To: Matin, Zakera <Zakera.Matin@Barnet.gov.uk>
Subject: Fwd: 19/4514/HSE. Church End House, 44 Totteridge Village, N20 8PR.

I have submitted my objection to the planning application under reference 19/4514/HSE both on-line and by way of the e-mail to you that is replicated below.

Unfortunately, the on-line version has registered me as "supporting" the application, when clearly I am objecting to it. I should be grateful if you would arrange for the on-line version to be corrected to show that I am objecting to the application.

Thank you for your assistance.

----- Forwarded message -----

From: EandR Newton [REDACTED]

Date: Tue, Sep 17, 2019 at 4:56 PM
Subject: 19/4514/HSE. Church End House, 44 Totteridge Village, N20 8PR.
To: Zakera <Zakera.Matin@barnet.gov.uk>

REQUEST TO SPEAK AT THE COMMITTEE MEETING THAT CONSIDERS THIS APPLICATION

Church End House, 44 Totteridge Village, N20 8PR. Planning Application Reference: 19/4514/HSE.

THE APPLICATION SHOULD BE REFUSED for reasons that include:

1. BACKGROUND.

1.1 The planning consent under reference 16/1644/HSE is time expired. Notwithstanding that the current application proposes a similar development, it should be considered totally afresh having regard to current circumstances and technical information now available.

1.2 Since this, now, time expired planning consent was granted in 2016, the use of the adjoining Church Hall has intensified following its upgrading and refurbishment.

2. LISTED BUILDING IMPLICATIONS.

2.1 It is now established that the existing garage building was constructed prior to July 1948 and that Listed Building consent is therefore required, because it is located within the curtilage of the Grade II Listed Church End House (formerly St. Andrew's Vicarage).

2.2 The applicant should accordingly be required to apply for Listed Building consent in respect of the proposed redevelopment of the garage building.

3. DESIGN.

3.1 The height, width and bulk of the proposed new building is out of keeping with and would detrimentally impinge on the Totteridge Conservation Area setting of the refurbished Church Hall and nearby church graveyard.

It would be very dominant and overbearing when compared with the modest existing garage building that presently sits comfortably and unobtrusively between Church End House and the church hall. In short, it would be an inappropriate intensification of the existing development tantamount to "backland" development.

Additionally, the raised height of the proposed building will create a more enclosed effect on the approach to the church hall and put the driveway between the two buildings into increased shade.

3.2 The provision and use of the proposed residential accommodation adjacent to the church hall and its access driveway will immediately present a conflict (where none existed before) between the quiet enjoyment of its residents and the legitimate use of the church hall, especially in the evenings.

3.3 Unacceptably, the proposed replacement garage with residential accommodation in the roof space is clearly designed as a separate stand alone residential unit independent of the main house, not as ancillary accommodation. In particular, this is confirmed by the inclusion of kitchen facilities in a large lounge and both a shower and a bath in a large bathroom.

4. TREES.

4.1 Whilst appropriate works to any “Dead, Dying and Diseased” trees are supported, the tree works otherwise proposed to facilitate the construction on the enlarged building footprint will detrimentally affect the present setting and should not be permitted.

4.2 The proposed felling of T8 is to be deplored. Further, it does not appear that the remedial works proposed during the construction of the new building will adequately protect the retained trees (particularly T2 and T37), that are so important in this location within the Totteridge Conservation Area.

(2M)

entered 19/9.
20 Grange Ave
Totteridge
London N20 8AD.

14 September 2019.

Dear Madam/Sir,

Re Planning application
19/4514/HSE. Church End House.
44 Totteridge Village N20 8PR.

I am writing to object to
the above planning application.

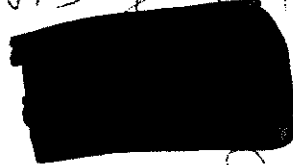
The loss of mature trees and
shrubs would be detrimental in
this area. The Property is Grade II
Listed and is in the Conservation
Area. The proposed new building
would be dominant and overbearing,
and entirely inappropriate in this
sensitive and reflective area.

The Chord and Churchyard

are at the heart of Totteridge
and not just for Christians.
With building work and eventually
a large overpowering wall on
our boundary it will detract from
the appearance of the area, and
affect the income of the Church
from rentals of the Parish Hall.

I do hope you will refuse
this application.

Yours faithfully

A black rectangular redaction mark covering the signature of Joe Dutton.

Joe Dutton BSC MBE.

entered 14/4/97

CHURCH END HOUSE,
44 TOTTERIDGE VILLAGE
N20 8PR
NE. PLANNING APPLICATION FOR
TO PLANNING OFFICER. 19/4514/HSE.

Dear Madam. I do object to the Application

to change use of garages at this address
for the following reasons.

The building is in an area of mature
trees and shrubs and to remove will
take years to reestablish even IF they
are replanted. The main property is a
listed building and further development
will detract from this house — indeed
it may well do so in the future if
the site is possibly changed in more extension.

It is situated in a very sensitive
part of our community and the Church
and Churchyard, where many have burial
plots, is in the very heart of Totteridge.
This area is unique having been in
existence as a place of worship and
burial for hundreds of years. There are
springs situated on this site and any
major excavations would change the water
table and cause more problems as the
ground slopes towards the burial ground.

This area is of peaceful and quiet where

it is possible to spend time in remembrance
of those who need Kangability.
A landing adjacent to this will be
overseeing and spell a further breakdown
in the area. Heavy duty equipment
and Bories and the upheaval of the
site will further damage both vegetation
and wildlife.

Yours faithfully.

[Redacted signature]

Mrs. ISABEL SCUR.
16, GRANGE AVENUE.
TOTTERIDGE COMMON
N20 8 AD.

From:Cornelius, Cllr Alison
Sent:18 Sep 2019 00:00:26 +0100
To:Planning Consultation
Cc:Matin, Zakera
Subject:Planning Application Ref: 19/4514/HSE Church End House, 44 Totteridge Village, London N20 8PR

Dear Sir/Madam,

Planning Application Ref: 19/4514/HSE Church End House, 44 Totteridge Village, London N20 8PR

I am writing to object to the above planning application and ask that it is refused for the following reasons:

1. **GRADE 2 LISTED:** Church End House, formerly The Vicarage, is Grade 2 listed and according to Historic England, "The Law provides that buildings and other structures that pre-date July 1948 and are within the curtilage of a listed building are to be treated as part of the listed building. The garage, which is the subject of this planning application, was built prior to 1948 and should be treated as part of the listed building. If the garage is demolished, the replacement building would no longer be treated as part of the listed building and therefore could be further enlarged or even turned into a second dwelling altogether.
2. **TOTTERIDGE CONSERVATION AREA:** Church End House is situated within the Totteridge Conservation Area and is given a special mention in the Totteridge Conservation Area Character Appraisal Statement. The proposal to substantially increase the height and width of this building by over one third would constitute intensification of the site as a back land development.
3. **TREES:** All trees in the Totteridge Conservation Area are protected and this application requires the felling of one that also has a TPO. Construction works digging the new foundations will have an adverse effect on the roots of several trees in close vicinity and one tree (TreeT8) will need to be felled. The Arboricultural Report submitted by the applicant mentions in the Summary of conclusion at Point 5.6 "A trial excavation would be beneficial at the north north-west end of the proposed new garage to check whether there were any roots present from an adjacent off-site ash. If large roots were uncovered, the position of the foundations or the design of that part of the property might need to be modified".

4. DESIGN: At 15m wide and 5.8m high (instead of the present garage which is 11.1m wide and 4.3m high), the new two storey building would be very dominant and overbearing compared to the present much smaller structure and be very obtrusive right on the boundary with the Church Hall. Its proposed mass, height and bulk would also be out of keeping with the conservation area.
5. ANCILLARY: The application states that the building will be used for ancillary purposes to the main house and will not be used as a separate dwelling. In the Pre-Application Note dated 22 May 2015, it mentions "It is suggested that the use of the building should be incidental to the enjoyment of the dwellinghouse, and consequently, any plans submitted in any subsequent applications should not feature proposed layouts that indicate a suggested use as a self-contained residential unit". The current plans show a bathroom with a bath, shower, toilet and wash basin, a bedroom and a large lounge with open plan kitchen. This layout absolutely confirms that it is a self-contained residential unit as any occupier whether they be family members, visitors or staff would not be reliant on the main house for any facilities whatsoever.
6. ASSURANCES: The applicant states that the building would only be used for "irregular" use. The Council would have no way of monitoring this and even if the applicant kept to this, if the property were sold in the future, the new occupants could use it on a permanent basis.

In conclusion, this application should be refused for the above reasons.

Kind regards,

Alison Cornelius

Hendon Town Hall

The Burroughs,

Hendon NW4

From: "Cornelius, Cllr Alison" </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=E07BE40959644CAE99D23008D6B75135-CORNELIUS,>
Sent: 17/09/2019 23:43:24
To: "Planning Consultation" </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=F45E85A9822547B6BF32A2523F3938D2-PLANNING CO>
Cc: Matin, Zakera
Subject: Planning Application 19/4514/HSE Church End House, 44 Totteridge Village, London N20 8PR

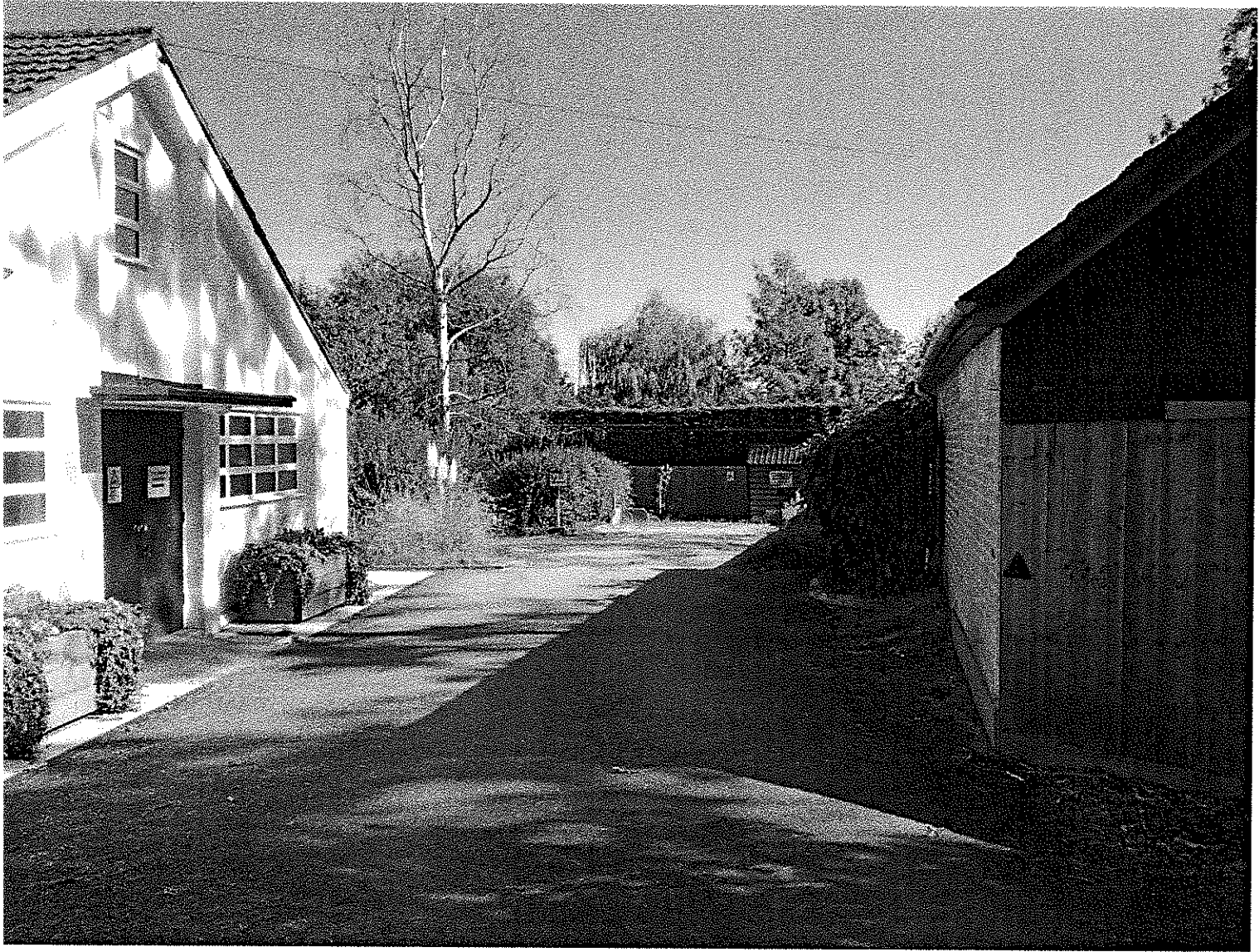
Dear Sir/Madam,

Unfortunately, the photograph below seems to have failed to attach to my earlier email so I am sending it separately with its description below. Please could you attach this to my objection.

Kind regards,
Alison Cornelius
Hendon Town Hall
The Burroughs,
Hendon
London NW4

[cid:978225217024440815743782]

View of the Church Hall on the left with car park beyond and graveyard entrance just before and the existing fairly unobtrusive garage situated on the boundary on the right. The Church Hall is used by parishioners for refreshments, lunches, christening and funeral teas as well as being rented out to the local community for children's parties, Mother and Toddler Groups, exercise classes etc. Anyone who walks to and from the Church Hall, car park and graveyard will have a sense of enclosure if the garage is increased by 1.5m in height and 3.9m in width as it create a tunnel effect and will impinge on their enjoyment of the current light and open situation. The Church Hall would definitely be affected by a greatly enlarged, overbearing building which would put the driveway between the two buildings in significantly greater shade from earlier in the day. Photo taken at 2.30pm.



From:Paul Rose
Sent:Sat, 2 Nov 2019 13:27:32 +0000
To:Planning Consultation
Subject:Ref 19/4514/HSE - 44 Totteridge Village, N20 8PR

Dear Sirs,

Planning Ref 19/4514/HSE - 44 Totteridge Village, N20 8PR

We are writing to express our support for the above-mentioned planning application.

The proposed building seems to be simply an extension of the existing garage building with provision for small accommodation above. It is certainly not a "house" or backfill as seems to be suggested by some of the objections.

The design and materials of the new building also seem to be far more in keeping with the listed property adjacent and a significant improvement on the current building that is there.

Regards

Paul Rose
20 Southway
Totteridge
London
N20 8DB

Giovanni
Fenocchi

From: Giovanni Fenocchi
Sent: Thu, 31 Oct 2019 18:14:13 +0000
To: Planning Consultation
Subject: Re: Planning Reference 19/4514/HSE - Church End House, N20 8PR

Of course. Its:

Giovanni Fenocchi
1 West Hill Way
London N20 8QX

Kind regards

On Thu, 31 Oct 2019, 16:08 Planning Consultation,
<Planning.Consultation@barnet.gov.uk> wrote:
Dear Sir

Please provide your full home postal address in order to register your comments.

Kind regards



Planning Technician

Planning and Building Control

London Borough of Barnet

2 Bristol Avenue, Colindale, London, NW9 4EW

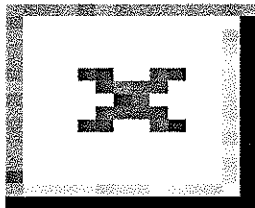
Tel: 0208 359 4628

Barnet Online: www.barnet.gov.uk



RE (Regional Enterprise) Limited is a joint venture between Capita plc and London Borough of Barnet.

Registered in England 08615172. Registered Office: 17 Rochester Row, London, England SW1P 1QT.



From: Giovanni Fenocchi [mailto: [REDACTED]]
Sent: 30 October 2019 20:09
To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
Subject: Planning Reference 19/4514/HSE - Church End House, N20 8PR

Dear Sirs

Planning Reference 19/4514/HSE - Church End House, N20 8PR

I am writing in support of the above planning application.

As regular users of the Parish Hall there, we know the area well and have welcomed the restoration of Church End House which appears to have been undertaken carefully and considerably from its previous sorry state.

Having reviewed the plans for the replacement garage block, we believe that the proposed building will be a further improvement far more in keeping with the main house and its listed status as well as greatly enhancing the look of the surrounding area.

The current garage building looks very unattractive and seems to be of low cost, contemporary construction making it appear entirely out of place and detracting from the beauty of the main house.

Many thanks

Giovanni Fenocchi

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From:Liz Harpa
Sent:Fri, 1 Nov 2019 13:34:49 -0000
To:Planning Consultation
Subject:planning 19/4514/HSE

Planning Application 19/4514/HSE

Please accept this email in support of the above planning application. As long-term residents of Totteridge & Whetstone we have always appreciated the beauty of the area and strongly support its preservation as a conservation area.

We have reviewed the proposed plans in this light and believe them to be a great improvement enhancing both Church End House and its surroundings, particularly since the sacrifice of the trees and orchard that was necessary to make way for the adjacent car park.

Yours sincerely.

Mr & Mrs Harpa

20 Athenaeum Road

London N20 9AE

Stavros
Loizou

From: Stavros Loizou
Sent: Fri, 1 Nov 2019 13:15:57 +0000
To: Planning Consultation
Subject: Planning Ref 19/4514/HSE

Dear Planning Officer,

Planning Ref 19/4514/HSE
Church End House, 44 Totteridge Village, London N20 8PR

[REDACTED] and I write in relation to the above planning application which we wholly support. [REDACTED] in particular, has known Church End House as St Andrews Vicarage since she was a child and has a great affection for the area. We have reviewed the proposed plans which seem perfectly in keeping with the beauty of the listed building and its surroundings.

We also note that the proposed development sits next to a recently constructed car park and will help better shield Church End House from the through traffic and congestion this will no doubt have created.

Regards

Mr & Mrs Stav Loizou
45 Southway,
Totteridge N20 8DD

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Stav Loizou
[REDACTED]

From:Renzo Rapacioli
Sent:Fri, 8 Nov 2019 16:44:11 +0000
To:Planning Consultation
Subject:RE: Planning Reference Number 19/4514/HSE

Long Ridge

Pine Grove N208 LB

From: Planning Consultation [mailto:Planning.Consultation@Barnet.gov.uk]
Sent: 08 November 2019 16:09
To: Renzo Rapacioli
Subject: RE: Planning Reference Number 19/4514/HSE

Dear Renzo Rapacioli

Please provide your full home postal address in order to register your comments.

Kind regards

[REDACTED]

Planning Technician

Planning and Building Control

London Borough of Barnet

2 Bristol Avenue, Colindale, London, NW9 4EW

Tel: 0208 359 4628

Barnet Online: www.barnet.gov.uk

Re



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SHORTLIST



From: Renzo Rapacioli [mailto: [REDACTED]]
Sent: 08 November 2019 11:58
To: Planning Consultation <Planning.Consultation@Barnet.gov.uk>
Subject: Planning Reference Number 19/4514/HSE

Dear

We are writing to express our support for the above referenced planning application at Church End House in Totteridge.

We regard the plans to be sympathetic to the character of the area, in keeping with the beauty of the listed main house and similar to many other such outbuildings locally.

[REDACTED]

Kind Regards

Rosalinda Rapacioli & Renzo Rapacioli

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