

From: [Gaudin, Fabien](#)
To: [Members Enquiries](#)
Cc: [Sutherland-Thomas, Iain](#); [Euzger, Heidi](#); [Re-MembersEnquiries](#)
Subject: RE: 33 Lyonsdown Road - Attempt to Undermine Planning Decisions
Date: 01 June 2022 07:57:19
Attachments: [image001.png](#)
[image003.png](#)

Hi Members Enquiry,

Iain and Heidi will deal with this.

Fab

Fabien Gaudin MRTPI

Service Director

Planning and Building Control

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My working days are Mondays-Thursdays



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From: Longstaff, Cllr David <Cllr.D.Longstaff@Barnet.gov.uk>
Sent: 01 June 2022 05:47
To: Members Enquiries <members.enquiries@Barnet.gov.uk>
Cc: Gaudin, Fabien <fabien.gaudin@barnet.gov.uk>
Subject: FW: 33 Lyonsdown Road - Attempt to Undermine Planning Decisions

Dear Members Enq.,

Please will you ask Planning/Planning Enforcement to comment on the email below with regards the legitimacy to demolish one of Barnet's locally significant buildings (with no permissions in place to replace).

Regards,
Cllr. David Longstaff

From: [REDACTED]

Sent: 31 May 2022 19:42

To: Barnes, Cllr Richard <Cllr.R.Barnes@Barnet.gov.uk>; Haylett, Cllr Marianne <Cllr.M.Haylett@Barnet.gov.uk>; Longstaff, Cllr David <Cllr.D.Longstaff@Barnet.gov.uk>

Cc: [REDACTED]

Subject: 33 Lyonsdown Road - Attempt to Undermine Planning Decisions

**** Warning External Email ****

Dear Councillors,

We write to ask for your help to prevent the imminent demolition of 33 Lyonsdown Road, a locally listed Victorian villa, despite the owners having twice been refused planning permission and twice had appeals dismissed by the Planning Inspectorate. The building is a local landmark with a fascinating history and unique architectural features - already subject to vandalism - as described in these web posts by the Barnet Society:

<https://www.barnetsociety.org.uk/architectural-gem-in-new-barnet-faces-threat-of-demolition?>

<https://www.barnetsociety.org.uk/planning-appeal-victory-for-locally-listed-landmark-undermined-by-vandals>

The property was privately purchased by developers (AbbeyTown, de facto part of Martyn Gerrard Estate Agents) in around 2016, at which point it was not locally listed, and permission was granted to demolish and build three town houses.

Since then the developers have made two attempts to get permission to build a five-storey block of luxury flats on the site. On both occasions they have been refused permission by the Barnet Planning Committee. And on both occasions the developers then appealed to the Planning Inspectorate, which upheld the decisions of the Barnet Planning Committee.

In 2020 the building was added to Barnet Council's List of locally significant buildings, and the permission granted in 2017 to demolish the building and replace it with three townhouses also expired. The building and the struggle to preserve it has also featured in the national press with Private Eye's architectural column ("Piloti"). Two national amenity societies, SAVE Britain's Heritage and the Victorian Society, publicised the case on their websites and objected to the demolition.

The developers have now (May 2022) notified the Council that they intend to demolish the existing property. They have provided no details of what they intend to do next. But if successful in demolition, they will presumably re-apply for

permission to build a block of flats on the site.

This is an unacceptable way to behave: it aims both to circumvent the Council and National Planning Inspectorate's earlier decisions by proceeding in stages, and it undermines the value of the Local Listing by trying to separate the decision on whether to replace a locally-listed building from the decision to destroy that building.

There is strong local opposition to the destruction of this local landmark, and to the developers' plans to replace it with what National Planning Inspectors have described as an overbearing building in a suburban environment. The previous applications were opposed by a broad coalition of residents and interest groups. There is plenty of scope to convert the house to flats instead of replacing it.

We would therefore be grateful for an early meeting with you, as our Ward Councillors, ideally near the site of 33 Lyonsdown, at which we might show you the impact demolition and overbearing redevelopment would have, and ask that you ensure that Barnet Council's Planning Decisions and the Local Listing are not circumvented in this way.

[REDACTED],

(Nominated representatives of local residents at the most recent Barnet Planning Committee on this topic).

[REDACTED],

(Planning Lead of the Barnet Society)