

Finchley Garden Village

Conservation Area

Design Guidance

26th September 2013



FRONT ELEVATION:



This Design Guidance document has been subject to a thorough process of public consultation, in line with the council's approved Statement of Community Involvement. This consultation took place over a period of 21 days in July 2013 and included a public exhibition at Finchley Church End Library.

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(add 'character appraisals' in the subject line)

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Introduction

Inspired by the earliest 'garden city' development at Letchworth, the Finchley Co-Partnership Society initiated and oversaw the construction of the Finchley Garden Village development between 1908 and 1914. This charming settlement was designed by local architect Frank E. Stratton and consists of an attractive group of semi-detached cottage-style houses set around a central green, with many mature trees positioned along the roadside and others visible over rooftops and between buildings. The houses are mostly unaltered architecturally, with only minor evidence of alteration and additions.

The charming, semi-rural character and appearance of the garden village have been preserved for over a century and residents continue to enjoy a lifestyle comparable to that of English country life. The care devoted to creating and maintaining the garden village needs to be continued today in order to preserve its special character and appearance.

This design guidance has been produced by Barnet Council and provides advice on repairs, alterations and extensions to properties and works to trees and gardens. Planning applications will be determined in the light of the guidance given in this booklet.

Design guidance

Section 1 The design of Finchley Garden Village

The Finchley Co-Partnership Society was formed in 1908, to acquire land and develop a garden village “...on similar lines as regards model planning to those which have already met with such success as *Port Sunlight, Letchworth, etc*” (Extract from the 1908 edition of the *Finchley Co-Partnership Society Prospectus*). These towns were among the earliest Garden Cities, designed to offer comfortable homes in an attractive setting close to the countryside and places of work. The founders of the Finchley Garden Village believed that the development would “...meet the increased demand of the less wealthy of the middle classes who wish for small houses with more open and artistic surroundings than are afforded by the present day stereotyped suburban development” (1908 edition of the *Finchley Co-Partnership Society Prospectus*).

An article in the *Finchley Press, Muswell Hill Mercury and Highgate Post* of 31st July 1908 described the proposed development as follows:

“The houses will be built on sloping ground running towards a ‘babbling brook’. All around is scenery of the most pleasing description whilst, from most of the proposed houses, an almost unobstructed view may be obtained across green fields towards Mill Hill, Edgware and, Harrow, etc. There is no doubt that the site chosen is one of the prettiest in the whole of North London.”

Frank E. Stratton of the local firm ‘Bennett & Stratton’ (Broadway, Finchley) was the principal architect and one of the first residents and Co-Partnership Society members.

The development was carefully planned as a complete composition consisting of pairs of semi-detached cottage style houses grouped around a central green. Two basic house types reminiscent of the traditional vernacular architecture of rural England formed the basis of the layout, but variety was introduced by detailing the elevations differently to distinguish each pair of houses from their neighbour.

The houses are finished mostly in roughcast render with tiled roofs. Characteristic features include: part-tiled elevations, prominent front gables, traditional timber casement leaded-light windows and hooded entrance canopies. The use of good quality materials is consistent with the high standards of design and layout.

The high standards of the original development were protected against any later unsympathetic additions or changes through stringent leases drawn up in 1908 between the freeholder of the land, Mr James Christopher Williamson, and the Finchley Co-Partnership Society. These were consistently carried through by the Finchley Co-Partnership Society during the leasehold sales in the 1920s and early 1930s. The survival of the village with relatively little alteration can largely be attributed to these early controls, which lasted until 1939 when the Co-Partnership was dissolved and freeholds were acquired for individual houses.

Section 2 Barnet Council

In November 1978 Finchley Garden Village was designated as a conservation area by Barnet Council, in recognition of its special character. This is defined as *“an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.”* Once a conservation area has been created, the Local Planning Authority must consider the desirability of preserving or enhancing its character or appearance. This is achieved by:

- preparing development plans
- following national planning policy and guidance
- publishing the council's Local Plan
- controlling development and works to trees
- using other powers under the relevant Acts of Parliament.

Barnet Council has also obtained extra powers to control many types of development that would not normally require planning permission by making an Article 4 Direction, which gives additional control over external alterations to properties or new building works.

The importance of Nos. 1-26 and 31-51 Village Road (with the exception of the new dwelling adjacent to No.25) has been recognised by their inclusion on the council's Local List of Buildings of Local Architectural or Historic Interest. Within the National Planning Policy Framework (NPPF) these buildings are considered to be “heritage assets.” Care must be taken to ensure that works affecting such buildings preserve or enhance their character and setting.

This document supplements and expands upon the policies within the Local Plan, adopted in November 2012, generally to maintain and improve the character and quality of the environment throughout the borough. It is consistent with those policies and therefore has the status of supplementary planning guidance.

This Design Guidance should be read in conjunction with the Finchley Garden Village Conservation Area Character Appraisal and Management Proposals to provide a comprehensive summary of Barnet Council's attitude to development in the garden village.

Section 3 Changes that normally require permission from Barnet Council

3.1 Full planning consent

The General Permitted Development Order (GPDO) 1995, as revised in 2008, allows certain types of development to be carried out without the need for planning permission. Such 'permitted development' is restricted by the terms and conditions of the Order, which also sets out stricter criteria for Article 1 (5) land, including conservation areas.

Even so, small scale changes can erode the character of an area and the council can bring such developments under control by issuing an Article 4 Direction, which removes some or all permitted development rights from properties, often within conservation areas.

The council introduced an Article 4 Direction for the Finchley Garden Village Conservation Area in September 1979. This removed a number of classes of permitted development and allows the council to control the following:

- the enlargement or alteration of a dwellinghouse
- the erection of a porch
- the construction of a hard-standing for vehicles
- the erection of gates, fences, walls or other means of enclosure
- the formation of a means of access to a highway
- the painting or other similar treatment of the exterior of any building.

The controls help to ensure that any of the above changes to houses and their settings within the conservation area preserve or enhance its special characteristics. There are no planning fees charged for works needing permission because of an Article 4 Direction.

The current Direction is, however, considered to be in need of updating to reflect the specific wording and classes in the General Permitted Development Order (1995), as revised in 2008. This is outlined in more detail in Section 2 of the Management Proposals.

3.2 Conservation Area Consent

An application for Conservation Area Consent is required for the total or substantial demolition of any building with a volume greater than 115 cubic meters, in a conservation area. These controls also relate to some gates, fences, walls and railings.

3.3 Building Regulations approval

Building Regulations approval from Barnet Council is required for any structural alterations, additions and, in some cases, refurbishment. Telephone the council's Building Control team on **(020) 8359 4500** or check the council's website at www.barnet.gov.uk/building-regulations.

3.4 Tree works

Please see section 5.4 of this document.

Section 4 Design Guidance

4.1 House extensions

An extension can permanently alter the character and appearance of a property. There will be cases where carefully designed minor extensions can be allowed without harm to the individual house or its setting, however in some cases it may not be possible to extend at all.

Single-storey rear extensions may be acceptable however the design and impact on neighbouring properties will be carefully assessed. Such extensions should generally not be wider than half the width of the rear elevation and should be of a modest depth. Restrictions on the depth of any rear extensions will be greater for those properties located on the western side of the village green, where ground levels drop quite significantly to the rear. The height of any rear extension should be kept to a minimum and respectful of the window sills above. Flat-roofed extensions will not be permitted.

Rear extensions should generally be located to either the left or right hand side of the rear elevation, rather than occupying a central position, and should be set in slightly from the sides of the building. Lower standards of design will not be acceptable at the rear of the property.

In order to retain the relatively modest scale of the properties, over-sized extensions, which dominate the rear elevations, will be resisted. Proposals involving the creation of an 'L-shaped' extension will also be refused.

Two storey extensions can significantly alter the character and appearance of a property and are therefore unlikely to be supported.

Front and side extensions are not a common feature of the conservation area. Side extensions, even single-storey, may close up the gaps between properties in a way that would detract from the character and appearance of the street scene. Where these would harm the character of the conservation area; detract from the original design or damage the architectural quality of a property; obstruct the views between buildings; or have a detrimental impact on the amenities of neighbouring residents, side extensions will not be approved. Front extensions will be strongly resisted.

The high standards of the original Finchley Garden Village development were protected against unsympathetic additions or changes by stringent leases drawn up by the Finchley Co-Partnership Society. The leasehold restrictions included the control over both external and internal alterations which, would *“destroy or interfere with the uniformity of the premises with the adjoining houses ...”* or which might *“in any way obstruct or lessen the access of light or air to or interfere with the view from the adjoining houses”* (From a 1930 conveyance).

Barnet Council will consider the following points when assessing whether to accept a proposed extension:

- 1. What is the proposed increase in ground floor area compared with the original?**

There is a limit to the amount of extension which a house can accommodate without harming the original design concept or intruding too much on the space between neighbouring houses.

All previous extensions will therefore be taken into consideration in assessing whether or not a new addition is acceptable. Considering the size of the plots and dwellings within the garden village, there may be cases where no extension or further addition will be permitted. Every application will however be considered on its individual merits.

2. Will the alterations adversely affect the group of properties?

The Finchley Garden Village development was carefully planned as a complete composition and its original character has been retained. The alteration of one house could therefore destroy the balance and the harmony of the whole. Changes of this type will be considered very carefully and are likely to be refused if they would harm the character or appearance of the group.

3. Will the alterations or extensions adversely affect or overlook neighbouring properties?

We strongly advise that you discuss your proposals with immediate neighbours prior to submitting your application, if you think your proposals may affect them. Development will not normally be acceptable where new windows to habitable rooms would significantly increase overlooking to neighbouring properties or if the development would adversely affect the amenities of neighbouring occupiers in terms of overbearing, loss of light or loss of outlook. Barnet Council will take into account all representations about such issues before making a decision upon an application.

4. Where will the extension be sited?

In general, any extensions should be to the rear of the property. The same considerations and attention to detail should be given to those extensions that are hidden from public view as those which are visible. Lower standards of design are not acceptable at the rear.

5. Will the extension encroach upon spaces between buildings or close out distant views?

There are many pleasant views within Finchley Garden Village, in particular looking across the green in various directions, towards the pairs of houses and beyond. Views above the rooftops, of tree canopies in the distance are also important features of the conservation area, as are the glimpsed views of trees and leafy rear gardens between the pairs of houses.

Barnet Council normally does not approve extensions that would intrude upon established views or space between houses, for example, two-storey side extensions. Even single-storey side extensions may not be acceptable if they will have a detrimental impact on your neighbour; infill the space between houses; damage the architectural quality of the property; affect trees; or require the loss of boundary hedges or fencing.

6. Will the extension be in character?

Extensions should be designed to harmonise with, and be inspired by, the original form and character of the house. In most cases roof forms, eaves detail, building materials and fenestration should reflect those of the original building.

7. Have any insensitive alterations already taken place?

Some properties within the Finchley Garden Village were altered before the introduction of current design controls. Previous insensitive alterations however will not be accepted as a justification for

further uncharacteristic changes. Improvements to previous unsympathetic alterations should be considered as part of any future scheme of works.

8. Will the development affect significant trees that contribute to the character of the conservation area?

Trees and landscape make an important contribution to the sylvan character and appearance of Finchley Garden Village. All proposals should therefore consider the impact on existing trees and hedges. The species, size (height and trunk diameter) and location of trees and other significant vegetation should be plotted accurately on all plans. Applicants are advised to take account of the good practice guide British Standard BS5837:2012 '*Trees in relation to design, demolition and construction - Recommendations*' which came into effect on 30th April 2012.

In accordance with tree preservation legislation, formal consent is required from Barnet Council for the treatment (pruning or felling) of tree(s) included in a Tree Preservation Order. There is also a requirement to give the council six weeks notice, in writing, of proposed treatment of any other tree(s) growing in a conservation area. The removal of quality trees will be permitted only where a clear case exists to justify such action. Where a tree is proposed for removal it should, as far as possible, be replaced with a tree of similar potential size and habit.

These points serve as guidelines, however all proposals are assessed on their individual merits and as such there may be cases where extensions are considered unacceptable, even though they may appear to conform with this guidance.

The design of successful extensions requires an understanding of the architecture of Finchley Garden Village and a sensitive handling of scale and detail. Although council officers can provide informal advice, you are advised to employ an architect with knowledge and experience of this type of work. Clear, concise and accurate information with attention to detail is essential.

4.2 Other types of extension

Conservatories and sun rooms

A conservatory or sun room may be acceptable on some properties provided it is of a traditional style and respects the character of the host property in terms of design, scale and materials.

The criteria for extensions will be used in the assessment of applications for sun rooms and conservatories however the latter will also be subject to the following additional criteria.

Conservatories must be timber framed and painted rather than stained. The colour of window frames should also match those in the existing house and the glazing arrangement should reflect the correct window style in the property. The use of UPVC within the conservation area will not normally be permitted.

Dormer windows

The original houses in Finchley Garden Village were not built with dormer windows or rooflights and therefore such additions can dramatically affect the character and appearance of the individual houses as well as this cohesive group of properties. There are some instances of dormers on front roofslopes, which were carried out before the careful controls of today were in place, and are considered harmful

to the character and appearance of the conservation area. Applications for front dormers will therefore be refused.

Applications for side-facing dormer windows or those on prominent roofslopes are unlikely to be considered favourably. Elsewhere they should be of a sympathetic, traditional design and not over-sized. Such proposals will be carefully considered to ensure they do not compromise the character and appearance of the area.

Where they are considered acceptable, dormers must be in proportion to the size of the roof, without dominating elevations, and of a design which harmonises with the architectural style and appearance of the property. Dormers should generally be centred on the first floor window below. An important consideration will be the impact of the dormer on the character and appearance of the property, the street scene and the overall group of properties within the garden village. Where considered acceptable, generally only one dormer window per roofslope will be permitted.

It is important to ensure that there is no significant increase in overlooking from dormer windows to neighbouring properties. In the case of a semi-detached property, care will be taken to ensure that a dormer window does not unbalance the pair, although it may be possible to add a dormer at the rear without matching this on the adjoining property. The existence of dormers on neighbouring properties will not necessarily be accepted as justification for the installation of a dormer on your property.

Rooflights

Rooflights can also have a harmful visual impact in the wrong location or if over-sized. Small traditional style rooflights may be acceptable in discreet locations, although generally only one per roof slope will be permitted. Their use on front roof slopes will not be considered acceptable. Where approved, rooflights should be of a slim-framed, traditional design (i.e. conservation type), fitting flush with the slope of the roof and modest in size (i.e. normally no larger than 460x610mm).

To enable proposals for dormers and rooflights to be fully assessed, detailed drawings at a scale of 1:10 should be provided with your application.

Entrances and canopies

The entrances to the houses within Finchley Garden Village vary according to their design. There is also a variety of small entrance canopies, some cantilevered, others supported from below by timber posts or fixed to the wall by metal rods ([Photographs 1, 2 and 3 - see overleaf](#)). Modern or enclosed porches are not a common feature of the garden village.

There are a few examples of over-sized 'lean-to' extensions to the fronts of properties, which obscure the original canopies and are considered harmful to the character of the conservation area. Such applications would now be refused.

As the properties have been designed as a group, consistency of design is essential. The addition of enclosed porches, over-sized canopies or uncharacteristic features will not be approved. Similarly the infilling of recessed entrances will be resisted.

The entrances and canopies are an important feature of the conservation area and their original design should always be respected.



Garages

When Village Road was originally designed, no provision was made for car parking other than on the roadside. Although most properties are still without off-street parking spaces, a few houses fronting directly onto Village Road now have a small garage to the rear and / or an area of hardstanding to the side. Most of the existing detached garages tend to be set well back from the frontage and therefore are not highly prominent in the street scene.

Any proposed replacement garage should be designed in sympathy with the house to which it relates and without detriment to the overall area. It should be positioned to minimise its visual impact and set well back from the front of the house.

Basements

Finchley Garden Village was designed without basements and therefore they are not part of the established character of the conservation area. That character relates not only to the external appearance but also to the scale of the accommodation created and its balance with neighbouring properties. Basements can change the character of houses and gardens, extending the accommodation in a way that was not anticipated and is potentially damaging to trees and hedges.

Skylights, lightwells and other visible manifestations of basements can be harmful to the setting of a house, even when these are not visible from outside the site. As such, proposals involving the installation of lightwells or skylights to the front of a house will not be supported. Careful consideration will be given to the visual impact of any proposed basement extensions or conversions. Any proposal which results in a prominent basement will be resisted.

4.3 Building materials and details

The use of good quality materials and the carefully considered design and variation in the detailing of the houses within the garden village, make a significant contribution to its overall character and appearance.

Where alterations to building materials and detailing have taken place, without sufficient consideration of their wider effects, these changes appear at odds with the character and appearance of the conservation area.

A number of houses within the conservation area would also benefit from more regular re-decoration in order to prevent the degradation of their appearance and that of the wider conservation area.

Consideration should always be given to the original materials and detailing of the existing house and the quality of these features should always be matched. When considering building works or replacement, you are advised to:

- repair rather than replace original windows and doors
- replicate windows and other details for new extensions
- build walls in matching brick or rendering
- re-roof in matching tiles.

Anyone considering an extension or alteration to their property should study the design of the original houses and note the ingenuity with which these details were handled.

Walling materials and finishes

The most common facing material is roughcast render, which originally had either a light brown colour or was whitewashed ([Photograph 4](#)). Characteristic features also include partial timber weather-boarding or tile-hanging on the front elevations of many properties.



In altering the materials / finishes of your property, the character of the individual building and visual unity of the group of properties must be respected. Painting walls a different colour than white or painting over previously unpainted surfaces, is not likely to be acceptable.

Where roughcast render needs to be repaired or replaced, it is essential to match the original finish. A sample must be provided to the council for inspection before the works can be approved.

The removal of hanging tiles or timber boarding will be resisted. Where the repair or replacement of the tiles is required, appropriate matching tiles must be used. It is normally acceptable for features finished in weather-boarding to be dark stained to match the original.

Tiles

The specification of works produced for the Finchley Co-Partnership in 1909, highlighted the following requirements for the roofs of the Finchley Garden Village properties: *“To be covered with approved hand made tiles laid to a 4” gauge and secured every fourth course with galvanised iron pins to each tile. Ridges and hips to be covered with half-round red ridge tiles, valleys to be mitred with secret lead gutter.”*

Most houses have their original roof coverings. The main roof slopes generally have a steep pitch, of clay tile with half-rounded red ridge tiles on the ridges and hips.

When re-roofing or extending, appropriate matching tiles must be used. With regards to existing roofs, often it is the fixings rather than the tiles that need replacing. A skilled roofing contractor may be able to save much of the original roof and add matching tiles so that the result is virtually unchanged.

Proposals to use concrete or any other uncharacteristic roof tiles will be refused.

Roofs

Consistency in the roof pitches of the properties is a characteristic feature of the Finchley Garden Village development, although the rooflines are varied.

The design and details of eaves, verges, hips, gables, soffits and fascias are of great importance. Existing original details should therefore be precisely matched, particularly the method of tiling valleys, hips and front gables.

The use of open valleys and half-round ridges is common and should be replicated in new or repair work. The majority of properties have open eaves and exposed rafters, and are without bargeboards to the front gables. Such features should also be retained.

Flat topped, bay window features, with the head breaking through the roof eaves can be found on a number of properties. The addition of a pitched roof above these, or any other bay window features, is likely to be resisted.

Gutters, downpipes and plumbing stacks

The properties within Finchley Garden Village originally had black painted, cast iron rainwater gutters, pipes and plumbing stacks. Careful consideration should be given when it is necessary to replace these features.

If possible, any additional soil and waste pipes should be located internally to avoid clutter on the outside of the building. Careful planning of internal layouts can minimise the need for external pipe runs. Flues should be small in size and sited in unobtrusive locations.

Chimneys

Original chimney stacks have largely been retained and are considered an important architectural feature which should not be removed ([Photograph 5 - see overleaf](#)). The complete or partial demolition of chimney stacks will therefore not be considered acceptable.

Similarly, the removal of chimney pots or their replacement with smaller pots will be resisted.



5. You are advised that the removal of internal chimney breasts from properties may cause structural problems, particularly where party walls are involved. Such works will require the submission of a Building Regulations application. For further advice on this please contact the council's Building Control department.

Windows

The replacement of original windows is one of the most noticeable adverse changes in the conservation area. On several houses the timber framed windows have been replaced either with unsympathetic aluminium units or large plate glass windows, rather than replicating the original sub-division of the window. Although the original windows featured leaded lights or glazing bars (Photographs 6, 7 and 8), some houses have now lost this important detailing. These alterations have caused some erosion of character and therefore any future proposals for such works are likely to be refused.



Window replacement requires careful thought and attention to detail. The following comments apply to windows both for extensions and their replacement in existing buildings.

You should first consider whether any window replacement is necessary. It is usually possible for skilled joiners to repair timber windows without difficulty. Many properties have their original leaded light windows with small panes joined by lead strips called 'comes.' Such windows can be repaired and the lead renewed.

In keeping with their original appearance, window frames should be painted either white or black or a combination of these colours.

It is possible to improve the thermal performance of the original windows, for example, secondary glazing can be fitted internally and the frames can be made more efficient by weather stripping. This is less costly

and more sustainable than replacing the original windows and there is a minimal change to the external appearance of the building.

Applications for replacement windows of a type that does not match the originals or for their installation in new extensions will not normally be acceptable. Replacement windows and those for new extensions should match the originals in the way they are subdivided into opening and fixed lights. The frame material, overall style, pane subdivision, dimensions and profile of frame, mullion and transom widths and glazing rebate should be replicated.



9. UPVC replacement windows generally have an uncharacteristically modern appearance, which is not in keeping with the semi-rural character and appearance of Finchley Garden Village. The council has not yet seen a UPVC product which is acceptable for installation in conservation areas. As such, applications for the installation of UPVC windows to any part of a building are likely to be refused. Their use, without consent, is likely to result in enforcement proceedings.

Traditional leaded lights have distinct reflective qualities due to the slight irregularity of the individual panes, and this is considered to contribute to the character and appearance of the properties within the garden village ([Photograph 9](#)). The replacement of original leaded windows with modern alternatives is not considered acceptable. Each case will need to be considered on its individual merits although the re-introduction of traditional styles will be encouraged where earlier replacement has occurred.

Double-glazing differs in appearance to single-glazed windows due to the increased section of timber required to carry the sealed units, the visible spacing between the two panes of glass and the subsequent double reflection. Such features can appear out of place on buildings or groups of buildings where single glazed windows dominate, particularly whenever they can be viewed in such close proximity as those in Finchley Garden Village. In assessing proposals for the installation of double-glazing, careful consideration will be given to the design of the windows and their visual impact on the pair of properties and the wider group.

Full planning consent is required for any additional or replacement windows. The council will insist on the submission of large scale details or samples to ensure the new windows match the originals.

Wooden shutters can be found on a number of properties within the garden village. Many of these shutters are original and should be retained. Planning approval is unlikely to be granted for proposals involving the painting of shutters a different colour than black or the installation of shutters where they did not exist originally.

Doors and garage doors

Front doors are in timber, some solid and others with an upper glazed panel, and are painted in different colours or stained ([Photographs 10 and 11](#)). Most of these doors are original. A few front doors have

however been replaced by unsuitable, modern designs, resulting in a slight inconsistency of design within the group.

Where the original doors survive, they should be retained and repaired where necessary. Where this is not possible, exact replicas will be required. These can be made by a joiner to incorporate modern security concerns. All such doors should be in timber and painted or stained. Although there are no specific guidelines in relation to the colour of the front doors themselves, the doorframes and surrounds should be painted either white or black. Varnished hardwood doors and other mass-produced doors are unsuitable as they tend to diminish the architectural character and appearance of the properties.



The original wrought iron door bells, letter boxes and other ironmongery exist on a number of properties. Such features make an important contribution to the traditional character and appearance of the dwellings and should be retained.

Where new garages or alterations to existing garages are proposed, traditional hinged garage doors should generally be used. 'Up and over' doors, where acceptable, should be timber; vertical boarded or panelled; and stained or painted a dark colour. Metal and GRP (plastic) doors are not acceptable.

4.4 Gardens and landscaping

The creation or enlargement of off-street parking spaces

With the exception of No.38 there is no vehicular access or off-street car-parking provision for the houses fronting the green. Due to their siting however a number of houses fronting directly onto Village Road have a garage and / or area of hardstanding to the side or rear.

The absence of car parking and hard-surfacing to the fronts of properties surrounding the green adds to the picturesque setting of the houses in the Finchley Garden Village. Small, grassed and planted front gardens, many of which are enclosed by low picket fences, help to give the garden village its special charm.

There are a few instances where gardens fronting Village Road have been replaced by hardstandings in order to park vehicles. These hard surfaces are considered harmful to the setting of the houses and therefore, the extension to or creation of hardstandings in front gardens will not normally be considered acceptable.

In some locations a small hardstanding may be approved to the side of a dwelling fronting Village Road, if the following guidelines are followed:

- the location of a hardstanding should not result in cars being parked directly in front of any part of the house
- there should be a minimal break in the front boundary hedge, fence or wall
- a high quality paved surface should be laid. Two hard-surfaced strips beneath the car tyres is preferred for minimal impact but fully paved hardstandings may be approved where the size and design are considered appropriate. Surface materials will be an important consideration and the use of natural stone or similar high quality materials is advised. Paved areas should normally be permeable to allow for water run-off
- incorporate a strip of planting between the area of hardstanding and the path to the front door in order to create a visual separation and allow for surface water run-off
- where a hardstanding is approved, any vehicle crossover should be the minimum width necessary to avoid the creation of a patchy appearance to the street scene
- any hard surfacing proposed within the Root Protection Area (RPA) of an existing tree should meet the requirements of the British Standard BS5837:2012 'Trees in relation to design, demolition and construction - Recommendations.

Proposals involving the formation of vehicular crossings over the green will be resisted.

Garden buildings, sheds, greenhouses and summer houses

Garden sizes vary throughout Finchley Garden Village. The size of any shed, greenhouse, outbuilding, pergola or any other permanent garden structure should be proportionate to the size of the garden and should not over-dominate the site or the property to which it relates. The structure should be sited in an unobtrusive location and constructed of materials which are sympathetic to their surroundings. Generally only one structure per dwelling will be allowed.

Temporary garden structures and large play equipment

These garden structures (e.g. pergolas and children's play equipment) may require full planning consent. Please check with the council's Planning department before erecting such structures.

Swimming pools and pool houses

Planning consent is required for swimming pools. The gardens within the conservation area are generally too small to permit the erection of either open air or covered pools without serious detriment to the sylvan

character of the area and the amenity of neighbours. The construction of open air or covered swimming pools in gardens will therefore not normally be permitted.



Fences, walls, gates and hedges

The design of front boundary fencing was carefully considered in the creation of the garden village.

The specification of works produced for the Finchley Co-Partnership in 1909, included details for fences which were required to have a height of 3'6" (approximately 1m).

As the properties have been designed as a group, consistency in the design of front boundary

treatments is of great importance. In order to preserve the character and appearance of the conservation area, any new or replacement boundary treatments should consist of timber picket fencing, painted white or with a light stain, of a height no greater than 1m (Photograph 12).

Alterations such as the removal of the characteristic low picket fences and in particular, their replacement with boundary walls, are considered to detract from the cohesive character of this group of properties and their relationship with the village green.

In some instances, boundary hedges have become overgrown, obscuring a number of the houses from view and severely compromising the open character of the conservation area. Similarly, the fences to the front / side of a few houses are in a state of disrepair and in need of restoration and maintenance.

Walls and chain-link, boarded or solid panelled fences will not be considered acceptable on property boundaries. Concrete or brick walls and piers are also uncharacteristic of the conservation area and will not be approved. Even low brick walls can visually disrupt a row of fenced boundaries. Driveway gates are not a characteristic feature of the conservation area and will therefore be resisted.

Landscaping and trees

Trees and established planting on the central green and in the gardens of the Village Road houses and beyond make a significant contribution to the semi-rural character and appearance of the conservation



area (Photograph 13). The retention of mature trees and hedges is vital to the character and appearance of the garden village and therefore, where a tree has to be removed, the planting of an appropriate replacement is encouraged.

The majority of front gardens feature hedges and other planting which soften the impact of the houses in their setting and provide a colourful border to the village green. Such vegetation should however be regularly maintained to ensure that the visual unity of the houses is not compromised.



Paving and decking

Planning consent is required for paving and hard landscaping works to front and rear gardens within the conservation area.

Large areas of paving or gravel are not in keeping with the sylvan character and appearance of the garden village and are therefore likely to be refused.

Garden paths should be laid in traditional materials such as natural stone or similar high quality materials (Photograph 14).

If the surfacing is within the root protection area of any tree, then both appropriate materials and construction techniques will be required to ensure permeability and avoid causing damage to the roots.

Timber decking is not a traditional material and therefore it will only be allowed in modest areas where it does not detract from the character or appearance of the property and its setting. Decking or raised patios should not result in overlooking to neighbouring properties.

Always check with the council's Planning department whether consent is required for your landscaping plans before starting work.

4.5 Other alterations

TV aerials and satellite dishes

As the Finchley Garden Village is located within a valley, many of the properties within the conservation area have tall TV aerials, most of which are fixed to chimney stacks or roofs. These aerials are not attractive features however, as the availability of cable TV increases, it is hoped that they will soon become redundant and will thus be removed.

Satellite dishes are generally not common on the front elevations of properties within the conservation area however a few dishes have been prominently positioned on other parts of buildings and are clearly visible from the public realm. Poorly positioned satellite antennae can be particularly intrusive, therefore size, design, siting and colour should be chosen to minimise their visual impact. Where proposed, dishes should normally be sited on rear or side elevations, or in back gardens, where they can be screened by planting.

Security cameras

CCTV cameras require full planning consent. Where proposed, CCTV cameras should be small and sited unobtrusively. They should not be located on poles but be positioned in discreet locations.

Alarm boxes

Poorly located alarm boxes can be unsightly and unfortunately there are some examples of alarm boxes which have been unsympathetically positioned on the front elevations of properties and have therefore caused some erosion of character. Where proposed, alarm boxes should be sensitively positioned so that they can be seen but are not visually prominent or detrimental to an architectural feature.

Flues and vents on walls or roofs

Poorly sited boiler flues can detract from the appearance of a property and be a nuisance to neighbours. Flues should therefore be as small as possible and sited in inconspicuous places where they do not discharge over a neighbouring property. All boiler and flue positions should be carefully considered and indicated on all application drawings.

Gas / electric meters

Gas and electricity meter cabinets should be positioned to the side of a house or accommodated in a discreet, semi-underground box.

Air conditioning units

Air conditioning units must be installed in inconspicuous locations where they are not visible from the public realm or from neighbouring gardens. In order to reduce the visible impact of these units, they can also be screened by planting or timber enclosures. External pipe runs should also be carefully planned for minimal visual impact. They must not create a noise nuisance to neighbours and in some cases noise attenuation measures will be necessary if units are to be approved. You may wish to consult with the council's Environmental Health department on Tel: **020 8359 7995**.

External lighting

Original wrought iron lanterns remain at the entrances to a number of properties in the garden village ([Photograph 15](#)). Such features make an important contribution to the traditional character and appearance of the dwellings and should be retained.



New external lighting fixtures should blend with the architecture of the house and be positioned in unobtrusive locations, where they neither harm the character and appearance of the property or cause significant light spillage into neighbouring gardens. Security lights located beneath the eaves will not normally be accepted.

Garden lighting to the fronts of properties should be kept to a minimum and will be carefully considered. Where permitted in rear gardens, such lighting should be modest, using the minimum number of fittings.

4.6 Renewable energy and thermal efficiency

Barnet's Sustainable Design and Construction Supplementary Planning Document (SD&C SPD) was adopted in April 2013. This SPD sets out Barnet's sustainability and construction related requirements, against which planning applications for all forms of development in the borough will be assessed. It updates the guidance originally published in 2007 and expands on the policy approach set out in the Core Strategy and Development Management Policies (DMP) Development Plan Documents (DPD) and the London Plan.

The SD&C SPD largely relates to new development however it also discusses energy efficiency in existing buildings. Section 2.10 – 'Retrofitting of Existing Buildings' in the SD&C SPD highlights where the addition

of new technology or features to existing buildings to make them more efficient would require planning permission. It notes that Barnet's conservation areas have fewer permitted development rights particularly where Article 4 directions apply, such as in Finchley Garden Village.

Although such innovation is encouraged, the impact of such improvements and technologies will have to be weighed up against any impacts on the character, appearance and special interest of buildings and their settings within the conservation area. Therefore, carefully considered design solutions will be required to ensure that the impact of such installations is minimised so that it does not have any detrimental impact on the character of the building or its setting. Installing standard equipment, such as solar panels and wind turbines, on highly visible elevations will not be acceptable.

4.7 Demolition and redevelopment of existing houses

Consent is required for the total or substantial demolition of any house. Because of the high quality of the planned environment in Finchley Garden Village, each house contributes positively to the character and appearance of the conservation area and therefore there is a strong presumption in favour of retaining these buildings.

The historical importance, aged fabric or architectural qualities of the original buildings cannot be replicated. Consequently, proposals involving the demolition of original houses and their replacement, even with facsimiles, will be resisted.

4.8 Considerate construction

Building works should not inconvenience neighbours or be disruptive. For further advice on this please contact the council's Building Control department on Tel: **020 8359 4500** or visit the website at: **www.barnet.gov.uk/info/930052/considerate_contractors_scheme/813/considerate_contractors_scheme**

Section 5 Applying for consent

5.1 Planning Permission

When applying for Planning Permission you should submit the original and three copies of the relevant application form, design and access statement and scaled drawings showing:

- a location plan ideally at a scale of 1:1250 - with the site outlined in red
- what your property looks like now and what you propose to do to it (existing and proposed block plans)
- how the proposal would affect neighbouring or adjoining houses (plans showing your property in relation to your neighbours)
- full elevations and floor plans at a scale of 1:100 or 1:50
- details of proposed windows, doors and other relevant features at a scale of 1:20 or 1:10.

You may have to pay a fee when making an application for Planning Permission. The council can let you have a planning application guidance note and a checklist of the information required. It will also provide a scale of fees and relevant application forms. This information is available online at www.barnet.gov.uk

5.2 Conservation Area Consent

This is needed if you intend to totally or partially demolish an unlisted building within a conservation area. Please follow the advice given above. You will not need to pay a fee for this kind of application.

5.3 Advertisement consent

This will probably be needed if you want to put up an advertisement in the conservation area. The Advertisement Regulations are complicated. Contact the Planning department for advice.

5.4 Works to trees

Works to a tree included in a Tree Preservation Order (TPO) will require the council's consent. You will not need to pay a fee for this. Please note that if it is necessary to treat or remove a protected tree to carry out an approved planning permission, you may not need to get separate permission from the council for it. If the tree is not protected by a TPO you still need to serve written notice (identifying the relevant tree(s) and what treatment is proposed) on the council, at least six weeks before you intend to carry out works to the tree.

Please contact the council's Trees and Landscape team for further details and application forms (Tel: **020 8359 3000**).

Please contact the council's Greenspaces team in connection with council owned / maintained trees in the roadway or village green (Tel: **020 8359 4600**).

5.5 Structural alterations

Approval under Building Regulations is needed for any structural alterations, additions and, in some cases, refurbishment. The council's Building Control team will be able to advise you.

5.6 Pre-application advice

Barnet Council operates a scheme of charging for pre-application advice on certain types of development proposals. This might be applicable on complex conservation area consent proposals. Please see the guidance on the council's website for further details.

Information is available on the council's website www.barnet.gov.uk and forms are available through the Planning Portal website. Please contact the council at the address below for any information you need.

Finchley and Golders Green Area Team
Development and Regulatory Services
London Borough of Barnet
North London Business Park
Oakleigh Road South
London N11 1NP

Tel: **020 8359 3000**

Section 6 Enforcement

6.1 Barnet Council's powers to enforce the advice contained in this leaflet

If you carry out works for which you require, but have not obtained, Planning Permission, Barnet Council can take enforcement action against you. You can be made to return your property to its former condition, which will probably be very expensive. It is a criminal offence to undertake unauthorised works to trees (either pruning or felling).

6.2 Find out more

You or your professional adviser are recommended to investigate the planning history of your property. This information can be obtained from the council's Land Charges department (Tel: **020 8359 3000**) or by e-mailing: **planning.enquiry@barnet.gov.uk**

Section 7 Bibliography

Finchley Co-Partnership Society Ltd – Prospectus, Published circa 1909.

Section 8 Glossary

Article 4 Direction – An order giving Barnet Council greater planning control over alterations to buildings and their surroundings.

Bargeboard – A board fixed along the projecting end of a gable roof.

Came – A strip of lead or soft copper, shaped to fix each piece of glass to the next one, in leaded lights or stained glass windows.

Dormer – A window placed on the slope of a roof, vertical to the rafters.

Eaves – The overhanging lower edge of a roof.

Flue – A passage for smoke in a chimney.

Gable – The generally triangular section of wall that encloses the end of a pitched roof from eaves to ridge.

Glazing bar – A wood or metal bar which divides the panes of glass in a window.

GRP (Plastic) – Glass Reinforced Plastic.

Gutter – A shallow channel fixed under or along the eaves or on the roof of a building, for carrying off rainwater.

Hip – The intersection of two sloping roofs, forming an external angle.

Hopper - The box-like head of a downpipe into which rainwater is fed from the gutter.

Leaded lights – A decorative window with small diamond or square shaped panes of glass held in place by thin, lead comes.

Light – A window, usually of several panes; the part between two mullions or transoms.

Lightwell – A vertical shaft, typically roofed with glass, designed to admit daylight to the inside of a building.

Mullion – A vertical dividing member between the lights of a door or window, each of which may be further divided into panes by glazing bars.

Plumbing stack – External vertical pipes.

Render – External wall finish of cement/lime/sand, sometimes textured and often painted.

Ridge tile – Half-round tile fitted to apex of roof.

Roughcast – A rough textured render.

Skylight – Used here to mean a horizontal glazed opening set in a flat roof as distinct from a rooflight set in a sloping roof.

Soil & waste pipe – External pipe collecting contaminated water from a building.

Transom – A horizontal stone, brick, tile or timber member separating the lights of a window.

Up and over door – A door (usually to a garage) that opens upwards, by retracing into the building.

Valley – The intersection of two sloping surfaces of a roof towards which water flows.

Verge (of a roof) – The edge of the tiling that projects over the gable of a roof.

Vertical boarded – Vertical timber boards very closely laid together.