

Hampstead Garden Suburb Residents Association
 Minutes of the Meeting of the Council held on May 4th 2010
At Fellowship House at 8.00pm

Present: Janet Elliott, in the Chair
 Simon Abbott, Douglas Blausten, John Boulter, Carol Boulter, Tony Brand,
 Terry Brooks, Alan Brudney, Bridget Cox, Louise Felder, Tony Ghilchik,
 Rosemary Goldstein (Secretary to the Council), Colin Gregory, Eva Jacobs,
 Rosalind Josephs, David Lewis, David Littaur, Tony McGuire, Judith Samson,
 Geoffrey Spyer, Ian Tutton, Richard Wakefield, Richard Wiseman.

Visitors: Andrew Botterill, Ivor Hall, Joyce Littaur, Sally Lewis, Jonathan Seres

1	<u>Apologies for Absence</u> Charles Gale, Max Petersen, Steve Morris	
2	<u>New Council Members</u> A note had been circulated to Council telling them a little about Jonathan Seres and his involvement and interest in the Suburb. David Littaur proposed and Janet Elliott seconded a Motion to appoint Jonathan Seres to Council. This was passed unanimously.	
3	<u>Approval of Minutes of Previous Meeting of Council – 6th April</u> These were approved. There were no matters arising.	
4	<u>To receive the Minutes of the Executive Committee – 19th April</u> There were received. <u>Centenary Fund and Applications –update</u> Item b) suggest delete 'for' in line 7.	
5	<u>Matters arising from the Minutes of 19th April Executive Committee Meeting</u> <u>Centenary Fund and Application – update</u> Jonathan Seres said that he was not in favour of the RA using these Funds to publish a book about the Suburb nor the proposal for roundels set in pavements to mark the Henrietta Barnett walk. He thought that this was inappropriate for the Suburb. Other alternatives and suggestions for the Centenary Fund will be	

	<p>requested from residents in the next edition of Suburb News.</p> <p>Colin Gregory pointed out that when the Centenary Committee was in existence, finger posts to mark the HB Walk had been agreed in discussions with LB Barnet. Richard Wakefield said that a plan had been prepared and costed but had not been progressed, at least in part because the post proposed had not been in a style agreed at suitable for HGS.</p> <p><u>Reports from Other Committees</u></p> <p><u>Consam</u></p> <p>Ian Tutton had received a letter from Open City who are organising the London Open House Weekend, to say that LB Barnet have not contributed this year. He thought that it was a disgrace but did not consider that it would be worth raising private money for this purpose.</p> <p>Carol Boulter said that perhaps the RA should make a stand on this issue. She suggested participating in the brochure if funds became available but making it clear that such funds had not come from LB Barnet.</p> <p>Ian Tutton said that the Church will be open, but there is a moral dimension as visitors from LB Barnet are able to visit buildings all over London but intending visitors to LBBarnet would not have the necessary information.</p> <p>Tony Ghilchik said that Consam had taken this up with LB Barnet who say that, apart from the Suburb, there are few appropriate building in LB Barnet to include in the Scheme,</p> <p>Janet Elliott will write to LB Barnet expressing the concern of the RA.</p>	JE
6	<p><u>Financial Report</u></p> <p>John Boulter reported that the Inland Revenue have now responded and he is preparing the Tax Returns. Terry Brooks said we should thank John Boulter on behalf of the Council for undertaking this.</p>	
7	<p><u>Question Time</u></p> <p><u>Hill Rise Banner</u></p> <p>Ivor Hall told the Council that a banner had been erected on a building site in Hill Rise which stated:- 'Hampstead Garden Suburb Residents Association 2009 award winning builder and architect team Vertigo Property Developments working with Brill & Owen'</p> <p>This seems to relate to their Alexander Stuart Gray Architectural Award in 2009.</p>	

	<p>Jonathan Seres suggested writing to them to say that the award was for a project and not for a firm of builders/architects.</p> <p>Geoffrey Spyer thought that the advertisement may be in contravention of the rules of the RIBA.</p> <p>Richard Wakefield pointed out that the wording is accurate but the size of the poster is the issue.</p> <p>Colin Gregory said that if there were no conditions attached to the award the RA cannot object.</p> <p>Geoffrey Spyer will contact the architect/developer and express the RA's objection to the appropriateness and size of the banner.</p>	GS
8	<p><u>Limited liability</u></p> <p>Janet Elliott said that this was proceeding but there was nothing further to report at this stage.</p>	
9	<p><u>Report from Events Committee</u></p> <p>David Littaur told the Council about the future events that had been planned.</p> <p>Michael Rowley Memorial lecture - May 8th 2-5 at Friends Meeting House, "Hampstead Garden Suburb 'Utopia or heterotopia'" followed by discussion and tea.</p> <p>Big Picnic – 4th July on Central Square. The Henrietta Barnett School big band will provide the music. There will be a Punch and Judy show and face painters.</p> <p>Free Church - Flower Festival 9th -11th July. The Church is offering a contribution of £30 to every Suburb organisation putting on a display. Exhibitors will be invited to a meeting this month.</p> <p>Fireworks on Central Square - 31st December. David Littaur estimated the cost will be £3500 but the HGS Trust usually contributes towards the drink. This sum would include a payment to Dave Brown of £400 and confirmed that Dave Brown does himself carry the necessary insurance cover. Colin Gregory said that he would like 'nibbles' to be provided with the drinks.</p> <p>David Littaur proposed and Colin Gregory seconded a Motion that the sum of up to £3500 should be available for the New Year's Eve celebration.</p> <p>This was passed unanimously.</p> <p>Douglas Blausten said that the EC should ask each committee to prepare annual budgets to avoid each application for funds having to come to Council. Janet Elliott said that she had requested this but the EC will look at this again.</p>	JE

10	<p><u>Report from Publications Committee</u></p> <p><u>Suburb News</u></p> <p>Terry Brooks said that he will send the minutes of Publications meeting to all Council members. Richard Wakefield is retiring as editor and producer of Suburb News and volunteers and ideas had been requested for his replacement but so far there have been none. An article will be posted on the HGS discussion list and in Suburb News.</p> <p><u>Circulation of Committee Minutes</u></p> <p>Ian Tutton proposed and Geoffrey Spyer seconded a Motion that in future all committee secretaries should circulate copies of their minutes to all members of the Council.</p> <p>This was passed unanimously.</p> <p><u>New Corporate Look</u></p> <p>Richard Wakefield said that he had hoped to present the new logo to the Council as the finishing part of the new look, but the designer have not yet given him anything. Richard had, therefore, gone ahead with the 2010 Suburb Directory and the new Membership leaflet drafts of which he circulated and the Council approved. He said that in 2010 the advertisements in the new Directory would cover the costs of publication estimated at £2000.</p> <p>Richard Wakefield proposed and Eva Jacobs seconded a Motion that the following money should be made available for other Publications Committee projects:</p> <p>£500 for two new RA banners</p> <p>£650 for the Membership leaflet</p> <p>£500 for the new logo</p> <p>This was passed unanimously.</p>	RW a
11	<p><u>Other Committee Reports as notified in advance</u></p> <p><u>Consam</u></p> <p><u>33 Market Place</u></p> <p>Geoffrey Spyer said that Consam had written a strong letter to LB Barnet with a copy to the HGS Trust objecting to the retrospective planning permission request for work carried out at the rear of this property</p> <p><u>Community Facilities and Museum Working Group</u></p> <p>Simon Abbott told Council that the working party would again like to change their name to reflect its goals.</p>	

	<p>Simon Abbott proposed a Motion which was seconded by Terry Brooks to change the name of the working group to: Community Facilities and Heritage Centre Working Group.</p> <p>This was passed Nem Con and it was confirmed that there was time for this change to be incorporated into the 2010 Directory.</p> <p>Simon Abbott told Council that they are working with the owner of the Tea House because they are still hoping that an agreement may be reached and funding obtained to preserve the Tea House as a Suburb facility. However, he also mentioned that the owners are understood to be still pursuing a planning application to change the use of the Tea House to a dwelling house.</p> <p>Colin Gregory said that this is an important issue for the community to address. Jonathan Seres suggested a separate working party dedicated to this matter to look into and to inform the Council. Janet Elliott disagreed as both Consam and the Working Party are already involved in this issue and considered that coordination should be dealt with by Consam.</p>	
12	<p><u>Presentation By HGS Trust on Ingram Avenue</u></p> <p>Jane Blackburn attended this part of the meeting by invitation and gave a presentation to the RA Council and visitors explaining the reasons why the Trust had objected against the owners application to the Lands Tribunal to permit demolition of 24 Ingram Avenue and the construction of two new houses on the site.</p> <p>She told the meeting that the architect of 24 Ingram Avenue is J.C.S Soutar who had worked on the Suburb from 1915 to the early 1950s. He was the architect to the Old Trust, appointed in succession to Unwin, and had designed over 100 houses in streets including South Square, Meadway, Northway and Southway.</p> <p>The development of Ingram Avenue had taken place between 1930-39 and was the last directly connected with Henrietta Barnett and the Old Trust, rather than the Co-partners under licence from the Trust. Henrietta Barnett and Lord Lytton had personally signed the leases for several of the houses. There is also a beautiful view of Turner's Wood across the garden of 24 on which one of the two new houses would be built.</p> <p>Although the Lands Tribunal had decided that 24 Ingram Avenue could be demolished, it had said that this decision would not set a precedent. The Trust had not given consent for the demolition and had thus not set a precedent for itself. If the Trust had not objected to the application to the Lands Tribunal the Trust would have had to consent to demolition and thus would have set a precedent.</p> <p>The case in respect of 25 Ingram Avenue, which took place in the Lands Tribunal in the previous week, was a separate issue. The application had been made by the owners in support of permission</p>	

granted by the LB of Barnet (against the initial advice of the Conservation Area Advisory Committee) for the owners to develop accommodation above the garage of 25 Ingram Avenue. This is against the Design Guidance and could set a precedent across much of the Suburb. The decision of the Tribunal is awaited.

Jane Blackburn also agreed to take questions and the following issues were raised:

Carol Boulter asked why the Trust is not appealing against the 24 Ingram Avenue decision. JB replied that though the period available for the Trust to appeal against the decision had been extended, an appeal could only be lodged on a point of law.

The Trust had received nearly 250 letters against the demolition of 24 Ingram Avenue and only 5 in support. The judgment considers that Soutar had no real significance, that 24 Ingram Avenue has no particular merit (and was not listed) and that the view of the woods was hardly a matter of importance. The Trust disagrees, but fully accepts that the judge is entitled to reach these conclusions and that they are not grounds for appeal.

Questioned about the Lands Tribunal hearing on 25 Ingram Avenue, JB commented that this case had been held in front of the Chairman of the Lands Tribunal. Once this judgement has been given the Trust will give a full explanation to Suburb residents on both cases.

On 25 Ingram Avenue, JB explained that before the appeal LB Barnet had given their consent to the demolition. However, it had been decided under delegated powers without reference to the conservation officer. It was the duty of the Trust to defend the Scheme of Management. Jane Blackburn agreed that she would copy any correspondence on this issue with LB Barnet to the RA for information, to ensure that this does not happen again,.

Ian Tutton asked about the direct involvement of the HGS local Councillors in such decisions. Jane Blackburn said that normally the local councillors would be involved.

The Council thanked Jane Blackburn for her explanations and she left the meeting.

The Council then discussed what action the RA might take to seek residents' views.

Andrew Botterill said that the job of the RA is to inform residents in an effective way what is happening and to discuss their views. He referred to Ingram Avenue and to the Henrietta Barnett School extension. He said that it may be helpful if he produced a list of some 30 residents who share his views to counter the perception that he is alone in his views. He would like a frank information sheet and questionnaire to be sent to residents to provoke their views. He pointed out that the extension of the appeal period is regarding payment of the legal costs of the developers. £259000

	<p>had so far been spent by the HGS Trust, all of which has been paid by the freeholders under the Scheme of Management. Andrew Botterill said that he had asked the Trust how much the appeal of 25 Ingram Avenue will cost but they would not give him this information.</p> <p>Colin Gregory said that the RA must not undermine the Trust. In the past when the RA had been unhappy with aspects of the way the Trust was working a working party had been set up to look into the relationship between the RA and the Trust. There used to be regular liaison meetings which have lapsed. The RA must represent the views of residents.</p> <p>Ian Tutton said that he was bemused, amused and confused at what is happening. The RA can formulate a view at Council but cannot ensure that representation is carried through. We must put in place relationship with residents, the Trust and LB Barnet to enable us to act accordingly. He considered that it was not appropriate for someone who sits on the Trust Council to also sit on the RA Council</p> <p>Simon Abbott thought that the discussion was too narrowly based. The Trust and the RA both have a democratic structure and we need a strategy discussion.</p> <p>Ivor Hall wanted to question the lack of communication but there was insufficient time for this to be discussed.</p> <p>Douglas Blausten asked whether the EC could put forward proposals as to how we discuss the strategy for the future conduct of the RA in a structured way. Some items should be deferred to the next or a later Council meeting to ensure that there is enough time available for this important discussion.</p> <p>Janet Elliott asked Council members to email to her any further thoughts they had on this so that the Executive could consider them.</p>	
13	<p><u>Any Other Urgent Business</u></p> <p>There was none.</p>	
14	<p><u>To confirm the Date of the next Meeting on Tuesday 1 June at 8.00pm at Fellowship House</u></p> <p>This was confirmed.</p>	