

## Terrorism threat looms

### Our meeting spotlights heightened alert

WE ARE AT RISK from terrorist attack in Muswell Hill as much as anywhere in London: this was the message heard by members at our well-attended February meeting. We learned that successful counter terrorism measures depend largely on our vigilance and willingness to report anything suspicious.

Current threat levels are rated as 'substantial' and this will increase during the London Olympics. The meeting leaders, Sgt Underwood and Constable Kavallares, were, therefore, keen to give us confidence to trust our instincts and report anything that might seem out of place. They stressed the dangers of relying on others to act and assured us that every report is taken seriously. 'Your report could be the missing piece of the jigsaw and it is the job of counter-terrorism teams to put together the puzzle', said Sgt Underwood. (*Continued on page 5.*)



*From left: Sgt Underwood, Constable Phivos Kavallares and our own Sgt Williams of the Muswell Hill Safer Neighbourhood team*

### ☛ Meetings to come ☚

#### Wednesday 14 March, 8pm

#### Tottenham: heritage and regeneration

More information about this meeting can be found on page 2.

#### Wednesday 16 May, 8pm

#### Association social with buffet

Come and spend a cheerful evening with old and new friends. We will talk about our future at the AGM and then party while sharing some tasty food.

North Bank, Pages Lane, is almost opposite Pages Hill. The 234 bus passes the door and buses 134, 43, 102 and 299 stop nearby.

### It's time to pay your subs!

*The fast arriving spring sees our Association restocking its coffers, so don't forget to do your bit! Your subs (and any donations you might care to make) are our only means of financing our campaigns and projects. See Saima's membership column on page 2 for payment information or just send her your cheque.*

### DIARIES AT THE READY... IT'S OUR MAY AGM

THE Annual General Meeting is on Wednesday, 16 May at 8pm in the Garden Room at North Bank, Pages Lane, N10 1PP. The agenda is as follows:

- 1 Apologies for absence
- 2 Minutes of the AGM on Wednesday 18 May 2011
- 3 Chairman's Report
- 4 Treasurer's Report
- 5 Election of Officers
- 6 Election of Committee
- 7 Election of Independent Examiner
- 8 Any Other Business, including questions from members

Nominations for Officers to sit on the Committee should be sent to the Chairman, John Hajdu. They can also be put forward at the AGM itself.



## Saima's Membership Column

### Dear Member,

I hope you've had a good start to this Leap Year. Did you know that it was the Romans who first designated February 29 as a leap day about 2000 years ago? Since the day was 'leapt over' it had no recognition in English law and a crime committed on 29 February was considered no crime at all! I was relieved to learn this was all hundreds of years ago and that our laws had in fact been updated since! Do you have a leap day story to share?

### New members

We extend our warmest welcome to our newest members: **Corinna** and **Peter Hyman** of Church Vale, **Sandra Gill** of Hampden Road, **Laura Adams** of Marlborough Road, **Janet Maer** of St Regis Close, **Martin Page** of Lauradale Road, **Graham Jobson** of Summerland Grange, **Susan Cooke** of Outram Road, **Emma Whittlestone** of Frocks Away, **Trish Silkin** of Wilton Road, **Tom O'Brien** and **Aram Balakjian** of Barrington Court. Please do remember the membership covers your entire household, so don't forget to let me have all names.

### Member of the month

This is the first anniversary of our 'Member of the Month' section and we are very proud to introduce Sue Heathcote for this issue. A longstanding and active member, she has managed to achieve very significant results for our area. Her thesis on the architectural value of the Muswell Hill Odeon was instrumental for this local landmark in achieving Grade II listing in 1981. She was also heavily involved in the campaign to save the Presbyterian church in the broadway for community purposes. Thank you Sue, for looking after our precious assets!

What fantastic people in our neighbourhood! Thank you to all those who have been getting in touch, and please do keep sending in 'nominations' for neighbours, friends, or even yourself!

### Members' topic

March has arrived and part of my role is to remind you that the new subscription year begins in May. Payments sent in now will speed up the process but members on standing orders need not pay attention to this as their subs will be automatically paid via their banks. Those friends and neighbours who pay by cash or cheque will need to send £8 (or £20 for corporate members) to me by the end of April.

Do get in touch if you would like me to send you a standing order form or feel free to print one from the website at [www.mhfga.1to1.org](http://www.mhfga.1to1.org)

### My details

Please keep your comments and feedback coming in. You can get in touch with me by post: MHFGA, PO Box 56960, London N10 9BA or email: [saimawilliams@live.co.uk](mailto:saimawilliams@live.co.uk)

Feel free to post in the Association Facebook group at: [www.facebook.com/?ref=home#!group.php?gid=56250985945](https://www.facebook.com/?ref=home#!group.php?gid=56250985945)

## Bulletin board

**OUR ASSOCIATION representative for shopfronts, Tanya Shamlian, says that she is encouraged to see lots of new shops in Muswell Hill lately. As well as taking photographs for the Association shopfronts dossier, Tanya also keeps track of new shops' adherence to Conservation Area (CA) rules. She reports that Mint Velvet is looking good while American Dry Cleaning with its corporate branding was always going to be disappointing. Barnardo and Shelter, the charity shops, had predictable fit-outs but nothing garish.**

Tanya also distributes Association packs to new shops reminding the owners of CA regulations and guidelines and giving them various useful contact details. She has done this at the Japanese restaurant replacing Melbury and Appleton.

**OUR NEXT MEETING** on Wednesday 14 March (*see page 1*) entitled Tottenham High Road: Heritage & Regeneration, will be led by Joyce Rosser who has been involved in Tottenham heritage and conservation matters for five years. The talk has two aims. Firstly it will showcase some of the amazing heritage buildings in Tottenham and, secondly, it will illustrate the difficulties in finding uses for these buildings. This is not just a problem for Tottenham; Hornsey Town Hall and the former Presbyterian Church now a pub in the Broadway are further examples. Tottenham, however, poses more of a problem because of its number of listed buildings and the area's deprivation.

A more difficult topic, which Joyce will only briefly refer to, is the complex relationship between restoring heritage buildings and regeneration, that is, 'heritage-led regeneration'.

**OUR JUNE WALK** led by Committee member Bill Tyler promises to be fascinating and informative. It will take place in the small enclave between Muswell Hill and East Finchley. This has a longer history than either of its two better known adjacent neighbourhoods, its architectural heritage reflecting its transition from hamlet to residential locality. Bill, a retired architect, will lead the walk on Saturday 16 June to look at the wide range of buildings dating from early 19th to late 20th century that are a microcosm of trends and styles over almost two centuries.

Meet in the forecourt of the Clissold Arms at 11am for an hour-and-a-half stroll through local history.

**LONG-STANDING MEMBER**, Dawn Miles, has sent in the photograph below illustrating the recycling bins fiasco in Dukes Avenue. Meanwhile, sections of other roads, such as Vallance Road, have not yet received recycling bins at all.





# Alexandra Palace

## news and views from Denis Heathcote

record their concerns about the inadequate level of detail provided. The Advisory Committee Chair has said that the consultation process fell short of the Committee's statutory remit.

### **Regeneration**

A specialist conservation architect, Donald Insall Associates, has been appointed to develop a Conservation Master Plan and to advise on repairs to the historic fabric of the Palace. English Heritage has agreed to grant £52k, that is about 80% of the cost of creating the CMP, and in addition £268k towards urgent repairs costed at £573k. This will include structural repairs to the SW façade, urgent repairs to the theatre roof, and reroofing derelict areas to the N and S of the ice-rink foyer. Most of the work is expected to be carried out later this year.

Initial discussions have been held with the Heritage Lottery Fund, which may lead to grant applications towards the end of 2012.

The Trust Board has agreed a draft set of strategic regeneration aims and objectives which will be the focus of public consultation currently planned to take place in May/June this year. Meanwhile the Trust continues to work towards establishing a partnership with a potential operator for live music and entertainments.

### **Cricket Club**

The November meeting of the Trust Board considered the new proposals put forward (at the last minute) by the Building Schools for the Future team at Haringey for a new foul sewer and irrigation system for the Cricket Club grounds. The proposals were referred back and the BSF team has been asked to submit a full proposal, with alternative options, for consideration by the March meeting of the Consultative and Advisory Committees, so that the Board can take into account their views when coming to a decision.

### **Firoka fiasco**

Redacted minutes have, at last, been released of the 18 October 2011 meeting relating to Firoka discussions. These include the recommendations of the Interim General Manager and the Trust Solicitor. The Board has agreed to accept the advice that no legal action be taken against the former chair of the Trust, Cllr Adje.

The minutes also reveal that the Trust Solicitor advised the then General

Manager against the Firoka lease, which was then drawn up by the General Manager acting alone without referring it to either the Solicitor or the Trustees. The minutes indicate that the Trust Solicitor believed that his responsibility was to the General Manager alone, and that it was for the latter to advise and consult with Trustees. This appears to have been a matter of some disagreement among the present Trustees.

View the minutes on the Haringey website. In the documents area, open the attachment at item144b. The heading reads APB0147 Consideration of outcome of LB Haringey Standards Committee Determination Hearing.

### **Freedom of information**

In spite of the appearance of this document, an assurance that these matters had been subject to independent legal advice, rather than advice from the Trust Solicitor, was still not forthcoming, pointed out the Hornsey Historical Society. The Joint Meeting was then informed that retendering for legal services would take place. It is reported that the Howard Kennedy practice, which has carried out this role for some time, would not be bidding.

Later, I learnt from other sources that an FOI request by Clive Carter to the Chief Executive has revealed that total payments by the Trust to the legal practice providing this service has averaged almost £100,000 per annum over the past 4 years. This does not, of course, throw any light on the basis for such costs, or what workload might be involved.

The Trust Board has recently received a recommendation that legal services to the Trust and the trading company be retendered.

### **Lessee news**

The lease for the Old Station building to CUFOS (Community Use For the Old Station) has recently been renewed. Development proposals put forward last year for the garden centre have not been carried out. The Little Dinosaurs soft play centre completed the remedial works required by the deadline at the end of November.

### **New appointment**

Rebecca Kane, MD of APTL for the past three years, has been appointed general Manager of O2 Arena in Greenwich and will be taking up her new post in the spring.

# MEMBERS' LETTERS

## Crossovers Special



Such depth of feeling on the subject of crossovers was revealed by members in our January issue that we now feature some more of your views on this subject.

### Crossover disadvantage and inconvenience

The MHFGA has great influence on what happens in this area; its policies and campaigns affect everyone who lives here, regardless of whether they are members of the Association or agree with its activities, and the Association is only answerable to its members. I am therefore concerned that the MHFGA is interested in getting involved in this issue.

#### Free parking

When I last looked, it was Council policy to oppose crossovers. I am strongly opposed to them myself. A few years ago I wrote to Haringey Council to oppose an application for a vehicle crossover in our street. (The application was rejected.) I wrote then: 'The benefit to the applicant (a single household) would be considerably outweighed by the disadvantage and inconvenience caused to a greater number of neighbours and others wanting to make use of public space.'

I wrote to one of our Councillors at the time: 'Vehicle crossovers are built on public roads. The width of the vehicle crossover is marked by a white line painted on the public road in front of the applicant's property. In an area like this one where unrestricted parking is possible (that is, there is no CPZ or residents' parking scheme in force), a section of kerbside road that would otherwise be available for free parking by anyone is removed from public use in perpetuity by the construction of a vehicle crossover.'

#### Property rights

'Any road user that uses that section of public road for parking is placed in jeopardy of a fine and/or having their car towed away.'

'The removal of the public right to park on a vehicle crossover gives the person granted a vehicle crossover a *de facto* property right in what was once public road. No one is allowed to use that section of land except the person granted the vehicle crossover.'

'This right is sold to the applicant by the Council in perpetuity. No time limit is applied to the presence of a vehicle crossover.'

'What I have called a *de facto* property right in a vehicle crossover encourages people to own two cars. The first car is parked in the owner's converted front garden, while the second car occupies the space formed by the vehicle crossover. Any other car parking in that space risks a fine or being towed away. The Council undertakes to enforce this on the property owner's behalf.'

This is the most socially obnoxious feature of vehicle crossovers: if someone parks on your vehicle crossover, the Council's parking enforcement unit is at your disposal on demand to remove that car using one of its vehicle removal trucks. If you request it, they will come, remove the car, and charge the owner hundreds of pounds in fines.

This is despite the fact that the white line marking the vehicle crossover has no legal status. It is referred to as a 'courtesy line'. But people think it does have legal status. All it does in fact is mark the area the owner apparently needs to get his car onto and off the street.

#### A real deterrent

The only legal requirement on a member of the public is not to cause an obstruction to the owner's car's access to and from his property from the road. That is, you can park on a crossover as long as you move your car when the owner of the crossover wants to get his car in or out.

In support of my position, I referred to the remarks made on this subject by Cllr Brian Haley in November 2007: 'We had reached a stage where virtually every front garden in some streets had been paved over to become a parking space, and we decided enough was enough.'

'I am extremely pleased that the new guidelines on crossovers seem to be acting both as a real deterrent to residents considering such work and as a far more effective tool in enabling us to reject unsuitable applications.'

'We have set out our stall to become the greenest borough in London and it is crucial that we do all we can to protect our green spaces and preserve the appearance of our streets.'

Clamping down on crossovers also helps us protect against flooding.

'If necessary, we won't hesitate to introduce even tougher criteria to ensure that front gardens are retained and prevent residential streets in Haringey from becoming extended parking lots.'

According to the policy announced at that time (see [http://www.haringey.gov.uk/index/news\\_and\\_events/latest\\_news/crossoverclampdown.htm](http://www.haringey.gov.uk/index/news_and_events/latest_news/crossoverclampdown.htm)), 'loss of on-street parking spaces is now taken into consideration in deciding whether to approve or reject an application.'

I wish the MHFGA would use its influence to support the creation of a residents' parking zone in this area. This has been introduced in Crouch End quite successfully.

**Edward Fox**  
*Birchwood Avenue*

### No appreciation for conservation area

We are absolutely shocked at what we have seen - the crossover parking situation on the front page of our January 2012 Newsletter. We thought Muswell Hill was a Conservation Area. In fact it is stated to be so, in our property Deeds. What a lack of appreciation.

This begs the question of what is the meaning of a Conservation Area here in Haringey? If this current trend of crossovers is allowed to continue, it would be a very sad place indeed to live in.

I previously submitted an item on this matter for the Agenda to the Muswell Hill, Alexandra, Fortis Green and Highgate Area Forum Committee. I am fully supported by my immediate neighbours and look forward to more discussion on this matter.

**Jane Thompson**  
*Colney Hatch Lane*

### An ugly trend

Thank you for highlighting the problem of crossovers in your last Newsletter. You were kind enough to publish my letter about the problems they pose to disabled people like me in the July Newsletter so it is nice for me to know I got there first.

There is one part of the problem none of your recent correspondents mentioned however and that is the part played by the car insurance companies in this ugly trend. You pay less if you can say you have off-street parking. Something should be done about this.  
**(Name and address supplied)**

# Farewell Slug, welcome Waitrose



MUSWELL HILL finally bid goodbye to the Slug & Lettuce pub and restaurant on 11 February. The site, which is to house upmarket grocer, Waitrose, in July, was taken over by squatters the next day. Chairman, John Hajdu, lost no time in contacting Waitrose. Property manager, James Armstrong, replied to thank him and said, 'We have reported this and are in the process of taking all appropriate steps to lawfully evict the occupiers as soon as possible.'

**Long-standing member, Catherine Pearson, and new member, Sandra Gill, say their goodbyes to the Slug**

## Traders launch a green initiative

THE MUSWELL HILL TRADERS' GROUP will be presenting a 'Green is Good in Muswell Hill' event from Thursday 29 to Saturday 31 March. It's a package of special offers on ethical and environmentally friendly products and mini events highlighting home-grown offerings and local trades.

The mini events will include food and drink tasting, shopping parties and local product showcases. There will also be a green window display competition. The Saturday Fun Day will feature free rickshaw rides, various special offers and green-themed street entertainment.

The event will also see the launch of the traders' group bag-for-life loyalty scheme. For a £2 donation, visitors will receive a 'Shop Till You Drop in Muswell Hill' bag. The proceeds will go towards funding the next 'Eat Drink and be Merry in Muswell Hill' event.

Association members will be offered the bag for only £1. Vouchers will be emailed and can be exchanged at MHTG shops.

### Continued from page 1

Two films were shown during the meeting, the first dealing with the UK Counter Terrorism Strategy. This covered the type of threat we are facing and dealt with current drives to challenge extremist ideology.

The second film, lasting 18 minutes, showed us harrowing scenes after a terrorist attack. It then traced the events that occurred before the attack to demonstrate what ordinary people observed and could have reported to enable police to thwart the terrorists.

The message from Sgt Underwood and Constable Kavallares was that nothing was insignificant. 'If you suspect it, report it,' they said. 'We are only as good as the intelligence we receive,' they continued, 'And you know your area and workplace better than we do. Our aim is to give you confidence to come forward with information about anything suspicious. Let the police decide if the information you have is important.' They emphasised that there is no terrorist blueprint, therefore, we should always maintain the right to be suspicious. 'Reporting suspicious activity is never a waste of our time,' was their parting shot.

The anti-terrorist hotline is: 0800 789321

## Snippets corner

★ Everybody is welcome to a talk being held in North Bank, 28 Pages Lane, N10 1PP, entitled 'A Way Forward on Climate Change' being held jointly by the Muswell Hill Sustainability Group (MHSG) and Highgate Climate Action Network (HICAN). It will take place on Thursday 15 March at 8pm. The speaker is Chris Rapley, Professor of Climate Science at University College London. He will outline evidence that human activities drive climate change which, in turn, poses risks for our wellbeing. He will also discuss how we might meet our future energy needs through a 'low carbon' future.

★ A ceilidh is being held in North Bank (as above), on Saturday 24 March from 7.30-10.30pm by the Muswell Hill Churches Forum to raise money for the Good Neighbour Scheme. Edward's Ceilidh Band will be playing and hot jacket potatoes with a choice of fillings and salad will be served at no further cost. Bring your own drinks: wine and beer are allowed but spirits are not. Tickets cost £10 (adults), £25 (family) and £5 concessions including children and students.

★ A proposal to install double yellow lines on one side of Pages Lane to deal with traffic congestion was met with criticism from this Association and a shoal of opposition from residents fearing that they would find nowhere to park their cars. Following consultation, the Council has decided not to go ahead with the change. They are revising the proposal and will undertake a further consultation in due course.

★ Thanks to the Pinkham Way Alliance, a very large audience attended the public hearing for the redesignation of Pinkham Wood as industrial at the Civic Centre on 22 February. The group engaged a planning consultant to represent it and found itself acknowledged by the planning inspector several times. Haringey's senior planners did not attend. Find more details plus fundraising updates at [www.pinkhamwayalliance.org](http://www.pinkhamwayalliance.org)

★ Following years of campaigning by residents a new zebra crossing has been installed on Priory Road near the junction with Park Avenue South and North. The crossing is intended for pedestrians and cyclists and is part of a cycle greenway linking Highgate Station and Wood Green.

★ An attractive new non-profit making website [www.mymuswell.com](http://www.mymuswell.com) has been set up by recently joined members, Tom O'Brien and Aram Balakjian. It is billed as Muswell Hill's 'Digital Town Square' and includes events, articles, deals, information about shops, restaurants and pubs and a rather fine gallery of photographs.

# MEMBERS' LETTERS



## Brazen metal thieves and lovely gardens

The Golf Course Allotments have suffered YET another break in. Every shed was broken into and all metal objects stolen. This, sadly, is just one of many robberies they have suffered. Thieves even stole the tombola prizes before their Autumn Show.

Recently, I was tidying the garage where I store donated garden tools destined for the Tools Shed Project we support at HMP Wandsworth. Prisoners are trained to renovate them for distribution to schools and community projects. I had to go indoors for a few minutes and pulled the door down to within three feet of the ground.

### Red handed

On my return, I found a man crouched in the garage about to load more tools into his car. He had already taken most of them. I asked him what he was doing. He said he thought they would be 'USEFUL'. I told him they were destined for a prison and maybe HE would like to join them. He handed the tools back and drove off. He was east European. I took his registration number and called the non-emergency police number. They were NOT interested to pursue the matter since I had recovered my property.

The local police eventually came to speak to me, alerted by John Hajdu. They told me metal theft is rife locally. Thieves drive around on the lookout.

I urge people to ensure sheds and garages are locked and to keep an eye on wrought iron gates which the police told me are targeted in some areas. I heard recently that drain covers were stolen from an entire street.

### Open garden

On a happier note, I had just finished writing about the Tools Shed Project above when the doorbell rang. It was one of our lovely members, from Vallance Road, asking if we still collected tools. What a coincidence! She had read about us in the MHFGA Newsletter a while ago. Ah, the power of the press!

By the way, we have our first charity open garden day this year on 29 April, so have a clear out and bring your unwanted tools before they are stolen! I hope the climate will be kinder than last year when we had an

early heatwave and the hundreds of wonderful tulips I had lovingly planted in anticipation of wowing our visitors, had almost done their stuff by early May. Heigh-ho.

Well, we have a new visitor to our garden, a Chinese storm god mounted on a Tang - looking horse, with symbols of thunder and lightning in his hands. We hope he will protect us from malevolent weather gods!

### Exotic

Whatever the weather, Earl's brilliant baking is worth waiting for. He has NEW culinary creations up his sleeve for this 85th Birthday Year of the NGS!

Do take the opportunity to explore other NGS open gardens in our area which the Editor has promised to put on the back page in the events section for the next few issues. I'd love you to share discovering these amazing secret places hidden behind familiar Muswell Hill façades. One of my favourites is a Moorish garden in the heart of Muswell Hill. It featured on ITV's Love your Garden with Alan Titchmarsh. The production team wanted to display 'products' but the owner, Zaki, refused to compromise his design's integrity. He advised them to place their products somewhere else! This garden opens on 22 July at 22 Hillfield Park. An exotic welcome awaits .

*Susan Bennett*

*St Regis Close*

## Artistic Muswell Hill's paper plea

Paper please! Please donate any unwanted paper for a local artist's local project. Only paper that would normally be recycled is needed! It could be old shopping lists, children's drawings, course notes, memos, old wrapping paper, old correspondence, anything, as long as it doesn't contain personal information that you need to keep private. I am a local artist and, working with maps of the area, am starting a site-specific work based on the landscape - human and physical - of the 'N10' area. The work will take the form of a large-scale paper relief which, when complete, will be sited in Muswell Hill Library. Paper can be donated to this project at Muswell Hill Library. For more information on the project and forthcoming residencies at

the Library and The Local Gallery please see <http://anyabeumont.com>

**Anya Beaumont**

[anyabeumont@yahoo.co.uk](mailto:anyabeumont@yahoo.co.uk)

## Let's get local reservoir back in action

Once again there is a lot of talk about drought in south and south east England, and what to do about it.

There is a decommissioned Thames Water reservoir in Woodside Avenue, and probably others elsewhere.

The Barrow Hill reservoir in Primrose Hill is being brought back into action (according to Ham & High 23 February, page 2) and Thames Water should be pressurised into bringing other disused reservoirs back into use to store surface water produced in heavy rain storms instead of this water going to waste.

### Sabotage

There is talk of huge infrastructure projects to pipe water from other parts of the country. Such projects may not be practical and would certainly be expensive to the point of being unaffordable. Also such projects would take years to complete and would probably be blocked by people who would be locally affected and who would use the planning permission process to sabotage such a scheme as they are doing in the case of the HS2 and the Pinkham Way Alliance.

### Local resource

Environment Secretary Caroline Spelman is reported in the Guardian to have said that, 'the most important counter-drought measure for the whole country was to capture the rain and store it' and pledged that changes to the planning system would make it easier to build reservoirs.

Surely it would be quicker to find ways to use the local disused reservoirs, such as the one in Woodside Avenue, to store water when it is in excess and thus make it available to supplement supplies during time of water shortage and drought.

The MHFGA should take action to get this put on the government agenda as a matter of urgency and to get Thames Water to bring the Woodside Avenue reservoir back in use.

*Michael Heppner*

*Woodside Avenue*

## WANTED!

Your Editor wants your letters for this page. Long or short letters are equally welcome. Post, email or phone them through. Make your voice heard!

# PLANNING MATTERS – a round-up from Pat Bloomfield

## Applications update

### Waitrose at 390-392 Muswell Hill Broadway

The Slug and Lettuce public house ceased trading at this address in early February and the planning application for a ‘little Waitrose’ convenience store has been approved. Works include a new shopfront and conversion works. A condition of the approval is that all deliveries must be at the front of the building and large deliveries must be restricted from 6am to 7am on weekdays and Bank Holidays. Waitrose aims to open the store in July.

See page 5 for more details.

*Application Ref: HGY/2011/2121 and 2122*

### Land at the rear of Gilson Place, Coppetts Road

The background to this vacant site and its future use was set out in the January Newsletter since when the application for a residential development of 39 units has been considered by the Planning Sub-Committee on 20 February and approved. It will provide some affordable housing and will include 39 parking spaces.

At the committee meeting objections concerning overlooking were expressed and enlarged upon by residents of close-by houses. They were supported by Cllr Martin Newton who was also concerned about the wider issues of yet another car-dependent residential development in this area with poor public transport and inadequate infra-structure.

#### **Valid objections**

The residents favoured the earlier approved scheme for office use with obscure glazing to avoid the overlooking. We had objected in writing in a similar vein.

Despite these valid objections the committee seemed to favour residential development.

Conditions attached to the approval include a requirement for a Section 106 Agreement and submission of landscaping details. These are to include details relating to trees and parking within the site and also the boundary treatment alongside the access road to Muswell Hill Playing fields to provide a screen of trees.

*Application Ref: HGY/2011/1833*

### Crossovers with front garden parking

The applications for crossovers at 41 and 28 Queen's Avenue have been withdrawn. There has been no decision on 32 Queen's Avenue.

The appeal against Haringey's refusal for a crossover at 3, Cranley Gardens has been dismissed on the grounds of danger to vehicles and pedestrians in backing in or out of the parking space. This is the first time I have come across such reasons being cited by the Planning Inspectorate, although they are reasons frequently raised in objections to applications for crossovers both by our Association and by the general public. It is encouraging.

## **Flower troughs in bloom thanks to Bones**

FOLLOWING CUTS made by Haringey Council last year, one casualty, the flower troughs at the roundabout in Muswell Hill Broadway, has been thrown a lifeline by a popular local trader. Bones Furniture (23 Muswell Hill Broadway) has stepped forward, following our Association's request for help from the

## New Applications

### 179 Creighton Avenue

An application has been made for demolition of the existing house and re-development of the site which was originally formed from rear gardens of houses in Ringwood Avenue and Beech Drive.

The proposal is for a six bedroom house with basement and will include a swimming pool and extensive buildings in the garden at the rear. We have objected on the grounds of over-development and the sprawling layout of the buildings at the rear. As the garden of this property is higher than the gardens in Ringwood Avenue, these buildings would be highly visible and intrusive from these adjoining gardens and from the street.

*Application Ref: HGY/2011/2294*

### 39 Eastern Road

An application for development of this backland/garage site was submitted last year but was withdrawn because of many objections, including our own, and the planning officer's comments. There were also inaccuracies in the application.

A new application again involves demolition of the existing building and construction of a small house, but this time vehicles would be excluded from the narrow access lane. We have objected on the grounds of the unsuitability of the access and the adverse effect of both the access and the new house on the occupants of the flats in the main house.

In addition the new house would conflict with the historic street pattern of the local area.

*Application Ref: HGY/2012/0027*

### 300 Muswell Hill Broadway

Martyn Gerrard Estate agents have made an application to extend into the adjoining property, number 302 which was Cummins Newsagent. A new shopfront and fascia to combine both properties is proposed.

Number 302 had been a Newsagent for very many years and its owners well known to satisfied customers. Its closure at Christmas was a sad loss.

*Application Ref: HGY/2012/0356*

## **Appeal**

### 150 Fortis Green

The developer of the block of flats now under construction on the former clinic site has appealed against Haringey's refusal of an application for a roof storey to provide extra accommodation for the two top floor flats which would make them into maisonettes.

Our objection to the application, together with other objections and correspondence, will be forwarded to the Planning Inspector and I have asked to be informed of the result of the appeal. Meanwhile the building is rising out of the ground.

*Application Ref: HGY/2010/2320*

Muswell Hill Traders' Group, to restore the good looks of the troughs by replacing the compost and replanting them with some colourful blooms.

Our Environment Officer, Brian Livingston, says, ‘The flower troughs had begun to look very ragged after the Council's withdrawal of funds, so we should all be grateful that Bones has stepped forward and replanted them. They now look wonderful and really enhance our area. Our thanks go to Elizabeth Smith, the owner of Bones, and to Fredrika Debrabant from the shop who undertook the planting.’

# MUSWELL HILL & FORTIS GREEN ASSOCIATION

(affiliated to the Haringey Federation of Residents' Associations)

## OTHER PEOPLE'S EVENTS

**ALEXANDRA PALACE ORGAN APPEAL:** a concert will be held on THURSDAY 12 APRIL at 7.30pm in the Great Hall. James Luxton and Thomas Keogh of Birmingham will perform. Contact [info4@allypallyorgan.org.uk](mailto:info4@allypallyorgan.org.uk) for more information.

**FARMERS' MARKET:** the Alexandra Park farmers' market takes place EVERY SUNDAY at the Hornsey Gate entrance, from 10am to 3pm. Ring 8302 9010 for more information or see [www.weareccfm.com](http://www.weareccfm.com)

**GUILDHALL SCHOOL OF MUSIC AND DRAMA:** the next recital will be held on SATURDAY 28 APRIL at 7.30pm at St Andrew's Church, Alexandra Park Road. Admission is free. Contact [office@alexandrapark.org](mailto:office@alexandrapark.org) or phone 8444 6898 for more information.

**HIGHGATE CHORAL SOCIETY:** the Queen's Diamond Jubilee Concert is on SATURDAY 9 JUNE at 7.30pm in the Barbican Centre. Walton, Elgar, Parry and Handel will be performed. Get your tickets from Barbican or [www.heschoir.com](http://www.heschoir.com)

**MUSWELL HILL FRIENDS OF THE EARTH:** the group meets at 7.30pm on the second Tuesday of every month at the Friends Meeting House, Church Crescent, N10 3NE. For more details contact Tim Root on [tim@timroot.net](mailto:tim@timroot.net) or call him on 8340 7764 or 07726 793265.

**MUSWELL & HIGHGATE PENSIONERS' ACTION GROUP:** Members of the group meet regularly at Hilldene Court, 11 Alexandra Park Road, in the lounge on the first floor. A lift is available. Phone Janet Shapiro on 8883 9571 or email her at [janet.rmshapiro@btopenworld.com](mailto:janet.rmshapiro@btopenworld.com) for more details.

**MUSWELL HILL TOY LIBRARY:** upstairs in the Library, it is open on MONDAYS 2-3.30pm and THURSDAYS and FRIDAYS 9.30-12 noon.

**NSG OPEN GARDENS:** local gardens are open on the following SUNDAYS:-  
22 APRIL, Southwood Lodge, N6, from 2-5.30pm;  
29 APRIL, The Park, N6, 2.30-6pm and 5 St Regis Close, 2-7pm;  
6 MAY, 2 Millfield Place, N6, 2-6pm.

**NORTH BANK:** weekly exercise classes for the over 60s take place in the Garden Room on FRIDAYS. The Fitness Plus class is from 10.30-11.15am and the General Fitness class is at 11.45-12.30pm. Sessions are £2. For more information phone David Restarick on 8365 2466 or email [community@mhmc.org.uk](mailto:community@mhmc.org.uk)

**NORTH LONDON CHORUS & ORCHESTRA:** the next concert is on SATURDAY 24 MARCH at 7.30pm in St James's Church. Handel's Israel in Egypt will be performed with Murray Hipkin as conductor. Tickets are £18, £13, £10 Concessions, £2 reduction. Ticketline is 3468 1213 or call 3468 1213. Tickets are also available from St James's Church Bookshop and Les Aldrich Music Shop, 98 Fortis Green Road.

**MET POLICE DROP-IN SURGERIES:** the Fortis Green Safer Neighbourhood Team's next surgery takes place on WEDNESDAY 21 MARCH, 12.30-1pm at the Emporium Tea Room and their street briefing is on SATURDAY 31 MARCH outside Barclays Bank. The team can be emailed at: [fortisgreen.snt@met.police.uk](mailto:fortisgreen.snt@met.police.uk) Alternatively, call 8721 2506.