



# **Mill Hill Preservation Society**

## **Annual Report and Accounts 2021**

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**Mill Hill Preservation Society**

# **ANNUAL REPORT and ACCOUNTS for 2021**

**Notice is given to members that the Annual  
General Meeting of the Society will be held on  
Thursday 30<sup>th</sup> March 2022 7.30 pm start  
At  
Trinity Church, The Broadway, NW7 3TB**

## **1.0 AGENDA**

- i. Welcome and Introduction**
- ii. Update on Planning Report**
- iii. Election of Trustees**
- iv. Election of Management Committee Members**
- v. Accounts 2021**
- vi. Approval of Annual Report and Accounts 2021**
- vii. Any Other Business**

Questions for 'Any Other Business' need to be submitted to The Studio by letter or email before 16<sup>th</sup> March 2022 in order to be considered

## **2.0 PROPOSED PERSONNEL and OFFICERS for 2022**

### **Patron**

Lady Marina Hobson OBE JP

## **President**

Michael Worms BSc PhD

## **Trustees**

*In accordance with Charitable Incorporated Organisation (CIO) requirements one third of the Trustees shall retire from office.*

*David Farbey is resigning. John Living and Wendy Living are standing for re-election.*

**Retiring:** David Farbey MA, John Living, Wendy Living

**Nominations:** Andrew Dismore, Grant Graves JP, Kevin Green, John Living, Wendy Living  
Nick Priestnall, Joan Scannell BEM

## **Management Committee Members**

**Nominations:** Amanda Coakley BA, Robert Cottingham MA, Kevin Green (Vice-chair of Management Committee), Karen Hatchett BA MSc, Stuart Kershaw BSc (Econ), John Living AAdip CMdip RIBA,  
Wendy Living BA ACA JP, Peter Neal CMLI, Norman Saville LL.B, Roger Selby MA Hons (Oxon), Elizabeth Silver B Sc, PhD (physics),  
Bill Taylor CEng MStructE, Michael Worms.

## **Honorary Officers**

Honorary Architect – John Living  
Honorary Solicitor – Robert Cottingham  
Honorary Treasurer – Wendy Living

## **Administrative Roles**

Kim Thompson – Administration & Membership Secretary  
Adam Collis BSc (Hons) – Web Consultant  
Ken Robson – IT Consultant  
Liz Fitzgerald BA(Hons) DipTP MRTPI – Planning Consultant

## **Independent Examiner**

Adrian Gray BA ACA

## **3.0 A REVIEW OF THE YEAR 2020\***

MHPS again succeeded in running seamlessly with the Management Committee members taking turns at being a

'revolving' chair for meetings. We held Zoom meetings when necessary and later in the year used St Paul's crypt for meetings as it is well ventilated and we are able to spread out. Good governance takes rigorous work, attention to detail, impartial analysis and competent implementation. There is no substitute for unseen hard work and again we have achieved this and thank all our committees for their help.

COVID-19 and its variants saw to it that The Society ran its first ever Virtual AGM which we considered a success. We had some 44 members online which made us quorate under our CIO constitution. The postal/email ballot generated over 90 votes, with one abstention. We wish to thank our members who took part thus allowing proper continuity in our administration. There is a brief report of the meeting following this section.

However, COVID did not destroy everything this year and whilst the RSPB Bird Walk was cancelled we went ahead in June with our Spring Footpath Walk - a five mile exploration of the Totteridge Valley reported in our Autumn Newsletter. In October we also held our Autumn Footpath Walk run by Dr Michael Worms which was reported in our Winter Newsletter.

In September we held "Making a Garden" where we heard a talk by Penny Gluckstein about the making of the beautiful gardens at Highwood Ash and asked questions of the experienced panel of gardening experts. The venue was the Mill Hill Bowling Club and members enjoyed companionship over a cream tea. The event was covered fully in our Winter Newsletter.

We ran our regular quiz this year which was compered by our Trustee Andrew Dismore and included a fish and chip supper. We limited numbers to ten tables and followed COVID guidelines. Our Winter Meeting was held in November at which we heard a challenging talk on Zero Carbon by Chris Lenon and held a question and answer session with our elected Councillors.

\* Later in this document there is a summary report from our Planning Group, and the Conservation Area Advisory Committee. Articles covered in our newsletters are not repeated but where possible referenced.

#### **4.0 ANNUAL GENERAL MEETING 2021**

Our Zoom AGM was held on 15<sup>th</sup> April 2021 at 7.30 pm. MHPS issued invitations for attending the meeting to all members along with voting forms.

Michael Worms opened the meeting hoping this would be a unique event in our history and reflecting on the value and necessity of being able to spend time in green open space and nature that the Society spent so much effort trying to protect. He recalled the tribute to the passing of David Welch in our Winter 2020 newsletter and the work he did for the Green Belt and the Conservation Area. Also mentioned was that Norman Saville was standing down from the **Management** Committee. The Trustees were thanked.

John Living updated the meeting on evolving planning issues since drafting the Annual Report. Much of this is covered later in this report and all major planning issues have been covered in our ongoing newsletters.

All the voting had been done in advance by post or email – these votes have been counted and verified.

**Election of Trustees:** Andrew Dismore, David Farbey, Grant Graves, Kevin Green, John Living, Wendy Living, Nick Priestnall and Joan Scannell: With 96 votes in favour, none against and one abstention, the Trustees were elected.

**Election of Management Committee members:** Amanda Coakley, Robert Cottingham, Kevin Green, Karen Hatchett, John Living, Wendy Living, Peter Neal, Roger Selby, Bill Taylor and Michael Worms: With 92 votes in favour and one abstention, the Management Committee members were elected.

**Approval of Report and Accounts 2019-2020:** WL referred to her Treasurer's Report and had received a couple of observations from a member. There should be a minus before

the Secretarial fees, and the Gift Aid amount received represented two years. WL explained that Gift Aid could be claimed on subscriptions and donations where a Gift Aid form had been received. There was a query about subscription rates and it was reported subscription income remained fairly stable: With 92 votes in favour, **none** against and one abstention, the Annual Report and Accounts were approved.

**Andrew Dismore:** AD noted that this was his last meeting as a GLA representative having attended some 40-50 MHPS meetings since 1997. WL thanked AD for his past support and future involvement as a Trustee. Anne Clarke has taken over as our GLA representative. Meeting closed 8.07 pm.

## **5.0 TREASURER'S REPORT**

## **6.0 ACCOUNTS FOR THE PERIOD ENDED 31DECEMBER 2021**





## **7.0 INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES**

I report on the accounts of the Society for the period ended 31<sup>st</sup> Dec. 2021.

### **Respective responsibilities of trustees and examiner:**

The Charity's trustees are responsible for the preparation of the accounts. The Charity's trustees consider that an audit is not required for this period under section 144(2) of the Charities Act 2011 (the 2011 Act) and that an independent examination is needed. It is my responsibility to:

- ☐ examine the accounts (under section 145 of the 2011 Act)
- ☐ to follow the procedures laid down in the General Directions given by the Charity Commission under section 145(5)(b) of the 2011 Act)
- ☐ to state whether particular matters have come to my attention.

### **Basis of independent examiner's report:**

My examination was carried out in accordance with the general Directions given by the Charity Commission. An examination includes a review of the accounting records kept by the Charity and a comparison of the accounts presented with those records.

It also includes consideration of any unusual items or disclosures in the accounts and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently no opinion is given as to whether the accounts present a 'true and fair view' and the

report is limited to those matters set out in the statement below.

### **Independent Examiner's Statement:**

In connection with my examination, no matter has come to my attention:

(1) that gives me reasonable cause to believe that in any material respect the requirements:

\* to keep accounting records in accordance with section 130 of the 2011 Act; \*to prepare accounts which accord with the accounting records and comply with the accounting requirements of the 2011 Act; or

(2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Examiner: Adrian Gray BA ACA (Member of the Institute of Chartered Accountants in England & Wales) 1 Beechcroft Road, Bushey, Hertfordshire, WD23 2JU

Date: ..... 2022

### **8.0 WORK OF THE PLANNING GROUP**

It is worth restating that, as in previous years, a major role undertaken by the MHPS Planning Group is the inspection and discussion of not just major planning applications that might be seen as having a significant impact on the NW7 area, but all the minor applications that can still have an effect on smaller areas or immediate neighbourhoods possibly setting a poor precedent in an area. Other applications that might be for necessary uses but where the proposed location is inappropriate are commented on.

During the year in the year in our Newsletters we have covered the following applications in considerable detail and shall not do so again in this report:

### **MHPS news...Spring 2021:**

Amazon at Pentavia (application 20/5933/FUL)

Hasmonean School at Copthall (application 16/6662/FUL revisited)

Ridgeway Views (NIMR) at The Ridgeway (application 10/6271/FUL)  
IBSA House at The Ridgeway (application 21/0332/FUL (commercial))  
Edgehill Manor at Highwood Hill (application 21/0763/FU)  
The Club House at Highwood Hill (application 20/5383/FUL)

### **MHPS news... Autumn 2021:**

Traffic Proposals for Angel Pond Green (Consultation)  
Coniston Court at Langstone Way (application 21/2290/FUL)  
Small House at Holcombe Hill & The Ridgeway (application 21/2578/FUL)  
The Club House at Highwood Hill (application 21/2888/FUL)  
Presbytery at Flower Lane (application 21/3015/FUL)  
Fir Island at Burtonhole Lane (pre-application)  
Watch Tower House at The Ridgeway (pre-application)

### **MHPS news... Winter 2021:**

BESS at Partingdale Lane (application 20/4241/FUL revisited)  
London North Studios at IBSA House, The Ridgeway (revisited)  
Amazon at Pentavia (application 20/5933/FUL revisited)  
Traffic Proposals for Old Forge Green (Consultation)

Whilst we have covered these applications in detail it does not mean that it is the end of them. The state of play is as follows:

- ❑ Amazon at Pentavia – the approval is still subject to a 106 agreement
- ❑ Hasmorean School has reached impasse in the Mayor's Office
- ❑ Ridgeway Views is only half built
- ❑ IBSA house (commercial) was approved
- ❑ Edgehill Manor was refused and has gone to Appeal
- ❑ The Club House was approved but is subject of a new application
- ❑ Coniston Court is undecided
- ❑ Small House at Holcombe Hill & The Ridgeway was **approved**
- ❑ The Presbytery was approved

- ❑ Fir Island is as yet undecided (application 21/5821/FUL)
- ❑ BESS at Partingdale Lane as yet undecided

This quick review brings our readers more or less up to date with what the Planning Group has done over the year and the state of play in NW7.

The application (19/6551/FUL) to convert IBSA House into 197 flats has been agreed by the LBB and this has gone to the Mayor of London's office for ratification. He had already said there was not enough affordable housing and too many car parking spaces. The final approval document has not been issued as yet and meanwhile North London Studios occupy the premises.

The application for an Appeal on Edgehill Manor refusal is of concern. The building is in good condition (sold in Dec 2018 for £5,800,000), it is in the Conservation Area, the Green Belt, and is Locally Listed. If the appeal is won it will set a horrendous precedent for the Mill Hill Conservation Area.

There is an application for 100 lamppost advertising banners in Watford Way, Bunns Lane and Grahame Park Way (application 21/0710/ADV) . The Society objected to more street clutter. The application is still pending.

Taking advantage of permitted development rights involving the Change of Use from Office (Class B1(a)) to Dwellinghouses (Class C3) there were proposals to convert Athene House, currently offices, into 13 flats (application 21/4266/PNO) which was approved. The loss of local employment space is worrying. There were other schemes proposed all of which involved the loss of employment opportunities with the building of new, mostly poorly designed flats.

## **9.0 MILL HILL CONSERVATION AREA ADVISORY COMMITTEE (CAAC)**

In our newsletter Autumn 2021 under *News In Brief* the possible demise of the CAAC group was outlined and since then we are glad to report that the CAAC group is to **continue**

with John Living taking the chair. The group regularly reviews planning applications and consultations that may affect the Mill Hill Conservation Area and have commented on a few applications. CAAC objected to Fir Island proposed nursery school in Burtonhole Lane and the proposed new mast on The Ridgeway between the War Memorial and the Three Hammers Public House. If you have any issues relating to the Conservation Area you can contact CAAC on [caac@johnliving.com](mailto:caac@johnliving.com)

## **10.0 MEMBERSHIP and FORTHCOMING EVENTS**

### **Membership**

MHPS would like to thank all our members for their ongoing support. We continue to grow our website [www.mhps.org.uk](http://www.mhps.org.uk) and Facebook page to share our opinions and news of our events. We aim to communicate insights into proposed planning developments and have residents express their own views to Barnet's planning department and other relevant authorities. This process is vital when challenging excessive applications. As part of our membership drive a mailshot was delivered to every NW7 postcode in May with a new leaflet extolling the virtues of the Society. This proved to be a very successful endeavour and we signed up many new members who are all welcome.

### **Forthcoming events 2022**

As the COVID situation improves we can plan our more normal events:

**Spring Meeting + AGM** - Wednesday 30<sup>th</sup> March, Trinity Church, The Broadway 7.00 for 7.30pm start

**Spring Footpath Walk** - Sunday 24<sup>th</sup> April, Time and Route to be posted

**Summer Event** - proposed for Sunday 3<sup>rd</sup> July to be confirmed

**Autumn Footpath Walk** - Sunday 9<sup>th</sup> October, Time and Route to be posted

**Supper Quiz - Saturday 12<sup>th</sup> November, St Paul's Hall, 7.00 for 7.30pm start**

**Winter Meeting - Thursday 24<sup>th</sup> November, 7.00 for 7.30 pm**  
**Speaker and Venue to be posted**

## **Rules of the Mill Hill Preservation Society February 2020**

1. The name of the CIO shall be the Mill Hill Preservation Society that is a Charitable Incorporated Organisation (CIO), with a constitution recognised by the Charity Commissioners. The constitution is available on our website and these rules are meant as further guidance as specified under Clause 26.

2. The Object of the CIO is: To promote, for the benefit of the public, the conservation, protection and improvement of the physical and natural environment of Mill Hill, London (NW7), including the education of our members in such matters. We are concerned to protect the amenities of Mill Hill, and in particular to protect its natural, historic and architectural features of beauty and interest: to encourage the preservation as far as practicable of existing open spaces, whether publicly or privately owned, and in particular the principle of the Green Belt: to urge that future development and building in the district shall be enlightened and seemly: to oppose the disfigurement of buildings and other property and the use of unsightly notices and advertisements: to stimulate in our members interest in their environment, and vigilance in protecting it from encroachment and harm: to co-operate for these purposes with other bodies having objects similar to our own.

3. Any person, whether resident in Mill Hill or elsewhere, who is in sympathy with the objects of the CIO shall be eligible for membership subject to a satisfactory application to the CIO. Any member bringing the CIO into disrepute shall be expelled at the discretion of the trustees.

4. A member of the CIO may resign at any time by sending a written, signed notice of resignation to the CIO, or by not paying a subscription. There will be no refund of any part of the subscription at any time. A member whose subscription is more than 15 months in arrears shall cease to be a CIO member. Changes in the amount of the annual subscriptions shall be approved at a General Meeting by members.

5. There may be a Patron, a President, and one or more Vice-Presidents, who will be recommended by the trustees in consultation with the Management Committee.

6. The trustees will be members of the CIO and will manage the affairs of the CIO. The duty of the trustees is outlined in the Constitution. The trustees will appoint their own Convener for the purposes of co-ordinating trustee activities. The trustees may delegate powers to the Management Committee in accordance with the Trustee Act 2000. Subject to this legislation the trustees can delegate carrying out a decision that they have taken: the investment of assets: raising funds: insurances.

7. The affairs of the CIO may be directed by a Management Committee including a Chair, up to three Vice-Chairs and Honorary Officers (who may be Vice-Chairs). Members on the Management Committee will be agreed by trustees and elected by members at a General Meeting. Other members of the CIO may be co-opted onto the

Management Committee or sub-groups for specific purposes. The trustees and the Management Committee may appoint secretaries either honorary or paid.

8. The CIO shall keep a banking account. Cheques drawn on the account will be signed by any two members from four appointed for this purpose by the trustees. The CIO accounts shall be made up to 31<sup>st</sup> December in each year and shall be reviewed before the Annual General Meeting by an Independent Examiner appointed by trustees. Internet banking will have appropriate safeguards against fraud.

9. The Annual General Meeting will be held for the purposes of receiving the Annual Report & Accounts and of electing trustees, Chair and members of the Management Committee. Details of calling the Annual General Meeting and any Extraordinary General Meeting are set out in the constitution.

10. The trustees may, from time to time, make such reasonable and proper rules as they deem necessary that are consistent with the constitution and make them freely available. Changes to the Constitution shall be voted on by members at a General Meeting

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**Mill Hill Preservation Society  
is a  
Charitable Incorporated Organisation  
The Studio, Mote End  
Nan Clark's Lane  
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London NW7 4HH**

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Email: [contact@mhps.org.uk](mailto:contact@mhps.org.uk)  
Web: [www.mhps.org.uk](http://www.mhps.org.uk)  
and do not forget Facebook

**Organisations** to which we paid a subscription in 2020

**Campaign for the Protection of Rural England  
London Forum  
London Greenbelt Council  
Open Spaces Society**

Associated in local causes with the

**Barnet Society, Conservation Area Advisory Committee,  
Copthall Community Sports Group, Copthall  
Consultation Group Forum, Darlands Conservation  
Trust, Finchley Society, Friends of Mill Hill Park,  
Hertfordshire & Middlesex Wildlife Trust, London  
Wildlife Trust,  
Mill Hill High Street Residents Association,**

# **Mill Hill Residents Association, Totteridge Residents Association**

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