



Mill Hill  
Preservation Society

**Annual Report  
and Accounts 2024**

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# **Mill Hill Preservation Society**

## **ANNUAL REPORT and ACCOUNTS for 2024**

Notice is given to members that the Annual General Meeting of the Society  
will be held on

**Thursday 20<sup>th</sup> March 2025, 7.30 pm start**  
**Trinity Church, The Broadway, NW7 3TB**

### **1 AGENDA**

**i. Welcome and Introduction**

**ii. Update on Planning Report**

**iii. Election of Trustees**

**iv. Election of Management Committee Members**

**v. Accounts 2024**

**vi. Approval of Annual Report and Accounts 2024**

**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 2025 in order to be considered.

### **The formal part of the meeting ends**

**viii. Councillor Caroline Stock will be speaking on 'Darlands, Past, Present and Future'.** The talk will be a historical account of the original house that occupied Darlands, 'Copped Hall', and its estate. Understanding how the progression of enclosure of the land eventually formed the deer park and pleasure grounds which reverted to agricultural use and finally a nature reserve. The talk will explain the unique variety of habitats present, including the lake, which contributes to the wildlife corridor from central London into the surrounding countryside.

**ix. Interval with some light refreshments available**

**x. From 9.00 pm Question and Answer session with our elected representatives**

## **2. PROPOSED PERSONNEL and OFFICERS for 2025**

### **Patron**

Lady Marina Hobson OBE JP

### **President**

Michael Worms BEM BSc PhD

### **Trustees**

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

**Retiring:** Andrew Dismore and Kevin Green

**Nominations:** Andrew Dismore, Grant Graves JP,  
Kevin Green, Wendy Living, Nick Priestnall,  
Michael Roberts

### **Management Committee Members**

**Nominations:** Amanda Coakley BA, Robert Cottingham MA,  
Kevin Green (Vice-chair of Management Committee),  
Cheryl Farrow Dip. Arch (Hons) RIBA, Karen Hatchett BA MSc,  
Wendy Living BA ACA JP, Peter Neal CMLI, Michael Roberts,  
Roger Selby MA Hons (Oxon), Elizabeth Silver B Sc, PhD (physics),  
Bill Taylor CEng MStructE, Michael Worms.

### **Honorary Officers**

Honorary Solicitor – Robert Cottingham  
Honorary Treasurer – Wendy Living

### **Administrative Roles**

Kim Thompson – Administration & Membership Secretary  
Liz Fitzgerald BA (Hons) Dip TP MRTPI – Planning Consultant

### **Independent Examiner**

Adrian Gray BA ACA

### **3. A REVIEW OF THE YEAR 2024**

Our 75<sup>th</sup> Anniversary year was one of change for the Society, principally because of the loss in June of our Honorary Architect and former Chair, John Living. John was such a livewire and was at the centre of much of the Society's work – indeed, he would normally have been writing this review. After the initial shock, the Committee pulled together well and various tasks have been redistributed. It took a while to settle down, but things are on an even keel again and there has been good progress on ongoing projects and some new achievements. During the year many planning issues were dealt with, members' events were enjoyed and new members recruited. Our financial performance is covered in our Treasurer's report.

The year began with the usual slew of applications after the Christmas break and completion of the Annual Report and Accounts. The Borough Council offered bulbs to be planted around street trees and on verges. There was a good response from our members, who collected them by the bagful. Our Spring Footpath Walk was a history walk led by Dr Michael Worms and was centred on the industrial area in Mill Hill East.

The 75th Anniversary Summer Tea Party was held in the Jubilee Hall at Mill Hill School and was enjoyed by over 90 members. Chair of Trustees, Grant Graves, gave a speech toasting the Society and paid tribute to John Living.

A new initiative for 2024 was the clearance of Angel Pond by members of the Committee and volunteers. Since taking on responsibility for maintenance of the pond from the High Street Residents Association, plans were put in place for the clearance, and eighty-nine bags of invasive weed were removed and sent off to a licenced disposal site. This will be done twice every year.

Our Autumn Footpath Walk was again led by Michael and took in Darlands Nature Reserve looking at the recent work that had been done there. The Supper Quiz was well attended with Andrew Dismore acting as quizmaster again. Our Winter Meeting welcomed Senior Planning Officer Tom Wyld, who gave an insight into the development of Brent Cross, which was followed by our customary question and answer session with our elected representatives.

Our new website came online, and we hope members find it more user-friendly. One of our trustees, Michael Roberts, joined the Management Committee and among other things will be looking after trees and green spaces. Architect Cheryl Farrow also joined the Committee to oversee planning applications. We welcome them both.

#### **4. ANNUAL GENERAL MEETING 2024**

Our 75<sup>th</sup> AGM was held at Trinity Church, The Broadway, NW7 3TB on 21<sup>st</sup> March 2024 at 7.30 pm. Wendy Living welcomed everybody to the meeting and gave apologies from Lady Marina Hobson, Theresa Villiers MP, Tim Taylor, John Living and John Hart. There were about 46 members attending.

The voting took place for the Trustees and the Management Committee:

**Election of Trustees:** Joan Scannell was standing down for health reasons and Nick Priestnall was retiring by rotation but was standing for re-election. Andrew Dismore, Grant Graves, Kevin Green, Wendy Living, Nick Priestnall and Michael Roberts were elected en-bloc. Proposed by Roger Selby and seconded by Chelle Paice and by a show of hands, carried.

**Election of Management Committee members:** Amanda Coakley, Robert Cottingham, Kevin Green, Karen Hatchett, John Living, Wendy Living, Peter Neal, Roger Selby, Elizabeth Silver, Bill Taylor, and Michael Worms were elected en-bloc. Proposed by Val Duschinsky and seconded by Henryk Feszczur, and by a show of hands, carried.

**Accounts 2023:** Wendy Living introduced the annual accounts and asked for questions but there were none.

**Adoption of the Annual Report and Accounts 2023** was proposed by Kevin Green, seconded by Bill Taylor, and by show of hands, carried.

**Any Other Business:** There was a question from Mrs 'Chelle Paice about using email to distribute publications such as Newsletters and the Annual Report. It was noted that not everyone had access to the Internet and with members averaging over a certain age, not all members would see the publications. Email addresses were on record for only about fifty percent of the membership. Members also liked to see something tangible for their subscription payments. The formal part of the meeting was closed.

**Address to the Meeting:** There was a talk by Cllr Ross Houston, Councillor for West Finchley and Deputy Leader of the Council, entitled 'A Regional Park for Barnet'. Refreshments were then served.

**Question & Answer Session:** Dr Michael Worms welcomed the elected representatives: Anne Clarke GLA, Cllr Val Duschinsky (Mill Hill), Cllr Sara Conway (Burnt Oak - Community Safety), and Cllr Caroline Stock (Mill Hill & Totteridge) who answered members' questions for an hour. Minutes are obtainable on request from The Studio. The meeting closed at 10.04pm.

## 5. TREASURER'S REPORT

Subscriptions remain our main source of revenue. Rates increased on 1 January 2024 from £13 to £15 for single membership, £20 to £22 for family membership and from £30 to £35 for corporate membership. We note that, despite numerous reminders, some 70% of members are still paying at the old rates. PLEASE can you amend your annual payment to reflect the change.

Subscription income in 2024 was £1,107 lower than in 2023. 2023 subscriptions were slightly inflated as some 2022 subscriptions were banked in January 2023. The increase in rates has not fed through for the reason set out above.

Sales of promotional material relate to books, footpath maps and Christmas cards. As people now send fewer cards and we do not make a profit on them, we have decided not to print cards in future. The quiz profit of £621 was lower than last year due to higher food costs and the fact that we operated a "bring your own" policy rather than having a bar.

Interest of £2,314 was received when the £65,000 on deposit with Charity Bank matured in April. The funds were rolled over for a year at the rate of 4.51% and will mature in April 2025. Gift Aid of £1,409 relates to 2023. Printing costs are for the newsletters and Christmas cards. Costs are included for the Winter 2023 newsletter. We have not yet been billed for the Winter 2024 newsletter. Costs were saved this year by printing the Annual Report at The Studio.

Computer costs are for the maintenance of our website, our internet connection and the purchase of a new printer. The new website was launched last year. Promotional activities include the cost of hall hire and refreshments for our meetings. This year also includes the costs for the 75<sup>th</sup> birthday tea party.

Subscriptions to other societies include the London Forum and the London Green Belt Council. The fees to planning consultants are primarily for their advice on the proposed Hasmaneian School development at Copthall as well as a number of smaller applications. Despite the greater use of e-mail, postage and stationery costs remain high. The donation of £250 was from one of our members.

The tree fund expenditure was for a *Cornus kousa* 'Milky Way' now planted on Simmonds Mead to replace the Handkerchief tree that had died. As reported last year, the Society has taken on the management of Angel Pond from the High Street Residents, who continue to provide advice and support. The costs incurred this year relate to the clearance of *Crassula* in September. Some relate to the purchase of rakes, wheelbarrows and protective equipment. The expenditure from the website fund was the final payment for the new website. At 31 December 2023, total funds were £79,604, a decrease of £5,403 from last year.

## 6. ACCOUNTS FOR THE PERIOD ENDED 31 DECEMBER 2024

	31-Dec 24	31-Dec 23
<b>Receipts</b>		
Subscriptions	7,250	8,357
Sales of Promotional Material	237	233
Bank Interest	2,314	0
Inland Revenue Gift Aid	1,409	2,075
Fund Raising	621	732
<b>Total Receipts</b>	<b>11,831</b>	<b>11,397</b>
<b>Less Payments</b>		
Printing	-2,973	-3,219
Computer/Equipment	-883	-605
Secretarial Fees	-6,275	-5,976
Maintenance	0	0
Promotional Activities	-632	-1,225
Subscriptions to Other Societies	-70	-285
Insurance	-510	-445
Fees to planning consultants	-2,250	-3,240
Postage/Stationery	-538	-455
<b>Total Payments</b>	<b>-14,131</b>	<b>-15,450</b>
<b>(Deficit)/Excess receipts over payments</b>	<b>-2,300</b>	<b>-4,053</b>
Donations	250	0
Legacy	0	0
<b>Net (Deficit)/Excess</b>	<b>-2,050</b>	<b>-4,053</b>



	31-Dec 24	31-Dec 23
Accumulated Fund brought forward	66,365	72,418
Net (Deficit)/Excess	-2,050	-4,053
Transfer from Accumulated Fund	-3,500	-2,000
Accumulated Fund carried forward *	60,815	66,365

### **Restricted Reserves**

Tree Fund brought forward	5,815	6,293
Income received	0	0
Expenditure	-496	-478
Tree Fund carried forward	5,319	5,815

Pond Fund brought forward	679	215
Income received	1,000	2,000
Expenditure	-1,052	-1,536
Pond Fund carried forward	627	679

Website Fund brought forward	-352	1,068
Income received	2,500	0
Expenditure	-1,805	-1,420
Website Fund carried forward	343	-352

Backstop Reserve brought forward	12,500	12,500
Transfer from Accumulated Fund	0	0
Backstop Reserve carried forward	12,500	12,500

<b>Total Funds</b>	79,604	85,007
Represented by		
NatWest Current Account	14,604	20,007
Charity Bank/Shawbrook Bank	65,000	6,5000
<b>Total Cash</b>	<b>79,604</b>	<b>85,007</b>

**\*The Accumulated Fund goes towards the costs of the Society & fighting planning applications**

## **7. INDEPENDENT EXAMINER'S REPORT TO THE TRUSTEES**

I report on the accounts of the Society for the period ended 31<sup>st</sup> Dec. 2024.

### **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 1 Beechcroft Road, Bushey, Hertfordshire  
WD23 2JU.

Date: 6<sup>th</sup> February 2025

## **8. WORK OF THE PLANNING GROUP**

Over the past year, the planning group has carefully reviewed and deliberated on a large variety of planning applications—both major and minor—submitted within the NW7 area. Each application undergoes a thorough evaluation to assess its potential impact on its neighbours and wider community. We hope to ensure that any proposed developments align with the area's character and the well-being of residents.

Some of the more significant applications that we have monitored and commented on include:

### **Fir Island, The Ridgeway, London NW7 1AX 24/3269/FUL**

Change of use and alterations to the existing building to provide a children's day nursery (Use Class E) for up to 80 children, including a single-storey extension and new front entrance following demolition of the existing garage. Associated changes to hard and soft landscaping, provision of off-street parking, refuse storage and cycle parking.

MHPS objected to the scheme on the basis that this is an inappropriate location for a nursery school, given existing traffic congestion and parking issues on The Ridgeway, and that the new development at Ridgeway Views is primarily aimed at an older/retirement market. This will also mean the removal of green verges and further development in the Green Belt and Conservation Area.

The revised scheme went before the Council's Planning Committee on 19<sup>th</sup> February (with a recommendation for approval from the officers).

Despite two excellent representations on behalf of local residents and from local councillor Val Duschinsky all speaking against, the committee voted for approval 3 in favour, 1 against and 1 abstention. A very poor outcome in our opinion.

### **Hasmonean High School, 2 - 4 Page Street, London NW7 2EU 16/6662/FUL**

Since our last report there have been some additional documents submitted including Amended Site Plan - Parking Layout Proposal and Amended Scheme Site Plan - Parking Layout.

The entire site boundary will be enclosed by a 1.8m high weld mesh security fence, with access into the site limited to three pedestrian and one vehicle access. This is still pending a decision

**McDonald's Restaurants Ltd, 97 - 101 The Broadway, NW7 24/1957/FUL**  
Although this scheme was approved at Planning Committee back in November 2024, there is no sign of anything happening and the application is still shown as Pending Decision.

**Athene House, 86 The Broadway, London NW7 3TD**

This office building on the corner of The Broadway and Hartley Avenue has previously received approval for residential use. Two new applications to increase the dwellings from 13 to 14, retain some office space and remove the green glass cladding with a more sympathetic design have been submitted. The MHPS planning group had no issue with this.

**Bunns Lane development 25/0428/FUL**

The full planning application for this development has now been submitted:

Redevelopment of Bunns Lane car park (Mill Hill) for the erection of buildings up to 4-6 storeys in height, comprising up to 130 residential units (Class C3) along with roof terraces and external amenity space, reprovision of 38 car parking spaces, cycle parking, landscaping, alterations to the existing vehicular and pedestrian access, and other associated works.

MHPS will review the application and make a considered response.

**‘Millbrook Rise’**

Notting Hill Genesis, a not-for-profit housing association has been consulting residents about redeveloping the area around Curry Rise and Bray Road.

The plans will see around 320 new homes, including replacement social rented and shared ownership homes for existing residents, as well as others for private sale. They are also looking to create attractive surroundings including landscaping, children’s play areas, places to sit and relax and greater biodiversity.

MHPS has seen an initial outline scheme from the team involved and will continue to liaise with them when further plans are available.

**A few smaller applications that the MHPS planning group have commented on include:**

**Powerleague Soccer Centre, 31 Pursley Road, London NW7 25/0235/FUL**

Alterations to existing outdoor sports facility, including installation of enclosure boards, synthetic playing surface, canopies, lighting and associated works to facilitate use for padel tennis

This is still Pending a decision

**109 Millway London NW7 3JL 24/5576/HSE**

Single storey rear extension. Alterations to existing patio area. Roof extension involving rear dormer window and 1no. flat rooflight

This application was Withdrawn

**Rear of 631 and 633 Watford Way NW7 3JR 24/3681/FUL**

Demolition of the existing rear extension and erection of a new two storey building to provide 4no. self-contained flats. Associated amenity space and refuse and recycling and cycle storage

This was Refused

**Rear Of 631 And 633 Watford Way London NW7 3JR 24/5357/FUL**

Demolition of the existing rear extension and erection of a new single storey building to provide 2no. self-contained dwellings; Associated amenity space and refuse and recycling and cycle storage.

This was a more acceptable scheme and has now been approved

**Correction**

In the winter 2024 Newsletter under the article 'Green Energy V Green Belt' we mistakenly printed that alongside the approved Battery Storage unit on land adjacent to The National Grid Sub-station Partingdale Lane, the proposed application for a Gas Peaking Plant had also been given permission. This was a long running planning application and although we can confirm that this application was eventually Withdrawn, we will continue to monitor the site for any future submissions.

## **9. MEMBERSHIP and FORTHCOMING EVENTS**

### **Membership**

We are embarking on another membership drive this year, with the hope of attracting some new members and some young people. We are aware that the area is expensive to live in, and it is not easy for young people to afford a

home in NW7. With the Government's push to build, it will hopefully mean more people get the chance to own their own home, but this comes at a cost.

The green spaces in NW7 are precious and one of our main aims is to protect what we have. We strive to make any development the best it can be through our interactions with the Council and the developers themselves. To do this, it is important to have a healthy membership so we can represent people with the weight of their support behind us. With this in mind, if you know any younger people who are not members of the Society, perhaps you could encourage them to look at what we do and consider supporting us too.

### **Forthcoming events 2025**

**Spring Footpath Walk** – Sunday 11<sup>th</sup> May, 2.00pm – details to follow.

**Autumn Footpath Walk** – Sunday 5<sup>th</sup> October, 11.30am – details to follow.

**Supper Quiz** – Saturday 8<sup>th</sup> November, St Paul's Church Hall, 7.00 for 7.30pm.

**Winter Meeting** – Thursday 20<sup>th</sup> November, Trinity Church, The Broadway 7.15 for 7.30 pm start.

## **SAFEGUARDING THE FUTURE OF MHPS**

**The Society has cared for the development of Mill Hill and its Green Spaces for over three quarters of a century. In order to safeguard our continued significance in future years, why not consider including a charitable legacy in your will? Big or small, we would appreciate any amount – it's the supporting of our mission for future generations that is important.**

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

**Mill Hill Preservation Society**  
is a  
**Charitable Incorporated Organisation**  
**The Studio, Mote End**  
**Nan Clark's Lane**  
**Mill Hill**  
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and do not forget our Facebook

**Organisations** to which we paid a subscription in 2024

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

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,**  
**Open Spaces Society, Totteridge Residents Association**

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