



Department for Levelling Up,  
Housing & Communities

Mr David Burke  
Chief Executive Officer  
Montreaux

**Please ask for:** Maria Bowen  
**Tel:** 0303 44 48041  
**Email:** Maria.bowen@communities.gov.uk

**Your ref:** 20/3564/OUT

**Our ref:** PCU/RTI/N5090/3278950

**Date:** 30/08/2022

Dear Mr Burke

**Town and Country Planning Act 1990 – Section 77  
Town and Country Planning (Development Management Procedure)  
(England) Order 2015  
Town and Country Planning (Inquiries Procedure) (England) Rules 2000**

**Application by Matt Walton for the proposed development of land at B&Q  
Broadway Retail Park, Cricklewood Lane, Barnet NW2 1ES. Planning  
application no. 20/3564/OUT**

1. I am directed by the Secretary of State to refer to the above named planning application.
2. In deciding whether to call in this application, the Secretary of State has considered his policy on calling in planning applications. This gives examples of the types of issues which may lead him to conclude, in his opinion, that the application should be called-in. In the light of his policy, the Secretary of State has decided to call-in this application. He accordingly directs, under his powers in section 77 of the 1990 Act, that the application shall be referred to him instead of being dealt with by the Local Planning Authority.
3. To consider all the relevant aspects of the proposed development, the Secretary of State has decided to hold a local inquiry. For the purposes of the 2000 Rules this letter is the “relevant notice” that an inquiry is to be held and the date of this letter is the “starting date”. All the arrangements for holding the inquiry will be made by the Planning Inspectorate in Bristol.
4. The Planning Inspectorate will write to you shortly about the procedure for determining the called-in application. It will proceed under the “bespoke”

arrangements and you may like to be aware of the guidance about planning appeals and called-in planning applications (England) at:

<https://www.gov.uk/government/publications/called-in-planning-applications-procedural-guide>

5. The original application, together with any plans and other documents accompanying it which have not already been supplied to this Office (including any related certificates and correspondence), should now be sent to the following address:

The Planning Inspectorate  
c/o Mark Boulton  
Rm 3/O Kite Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol BS1 6PN

6. Should you have any questions about Bespoke Casework, please contact The Planning Inspectorate (email [Mark.Boulton@planninginspectorate.gov.uk](mailto:Mark.Boulton@planninginspectorate.gov.uk) or telephone 0303 444 5239).
7. On the information so far available to the Secretary of State, the matters which he particularly wishes to be informed about for the purposes of his consideration of the application are the design, scale and massing of the proposal and any other matters the Inspector considers relevant.
8. This is to be taken as the Secretary of State's statement under rule 6(12) of the 2000 Rules.
9. In accordance with rule 6(3), you should ensure that two copies of a statement of case are received by the Secretary of State (at the Planning Inspectorate), and one copy has been received by any statutory party as defined in rule 2 within six weeks of the starting date (unless the Planning Inspectorate notifies you otherwise as the bespoke arrangements will apply – you may wish to contact them). The statement of case should contain the full particulars of the case which you propose to put forward at the inquiry and a list of documents which you intend to refer or put in as evidence.
10. Your attention is also drawn to the provisions in rule 14 of the 2000 Rules that the local planning authority and the applicant shall together prepare an agreed statement of common ground and ensure that a copy is received by the Secretary of State (at the Planning Inspectorate) and any statutory party receives a copy within 6 weeks of the starting date (unless the Planning Inspectorate notifies you otherwise as the bespoke arrangements will apply – you may wish to contact them).
11. If you are proposing to give, or call a person to give, evidence at the inquiry by reading a written statement (i.e. proof of evidence) your attention is drawn to rule 13.

12. A copy of the letter which has been sent to Barnet Council is enclosed for your information.

Yours sincerely

*Maria Bowen*

**Maria Bowen**  
Senior Planning Technical Officer  
Planning Casework Unit

This decision was made by the Minister of State for Housing, Marcus Jones MP, on behalf of the Secretary of State, and signed on his behalf'