



Memo

ID.08 – THVIA Cumulative Schemes B&Q Cricklewood

1 1-13 Cricklewood Road, 18/6353/FUL

1.1 A detailed planning application for land at 1-13 Cricklewood Lane, London, NW2 1ET was submitted on 23 October 2018 and registered by Barnet Council under planning application reference: 18/6353/FUL.

1.2 Planning permission was granted on 29 June 2021. The approved description of development is as follows:

Residential-led redevelopment of the site to include demolition of existing buildings and erection of three blocks ranging from 6 to 9 storeys with flexible retail (Class A1-A4 & D1) at ground and basement level and 145 residential units (Class C3) on upper floors, with associated parking, servicing arrangements, amenity space, public realm improvements and all necessary ancillary and enabling works.

1.3 Condition 1 attached to the Decision Notice requires the permission to be commenced within three years from the date of permission. The planning permission remains live and implementable until 29th June 2024.

2 194-196 Cricklewood Broadway, 19/5339/NMA

2.1 A detailed planning application for land at 194-196 Cricklewood Broadway, London was submitted on 16 January 2017 and registered by Barnet Council under planning application reference: 17/0233/FUL.

2.2 Planning permission was granted on 10 January 2018. The approved description of development is as follows:

Redevelopment of site to provide a 6 storey building comprising 3,457sqm of Class A1 use (foodstore) at ground floor level and 96no. self-contained flats (Class C3) at first to fifth floor levels including basement car parking, cycle parking, refuse stores and a single storey car parking deck.

2.3 A non-material amendment to planning permission 17/0233/FUL was submitted on 02 October 2019 to land at 194-196 Cricklewood Broadway, London, NW2 3EB and registered by Barnet Council under planning application reference: 19/5339/NMA.

2.4 The amendment sought to amend the approved drawings controlled under Condition 2 of planning permission 17/0233/FUL to reflect an increase in building height and the addition of one apartment to the fifth floor level. Planning permission for the non-material amendment was granted on 24 October 2019.



Memo continued

2.5 All pre-commencement planning conditions have been discharged and we understand that the permission was implemented prior to 10 January 2021, the expiry period¹.

3 Brent Cross Cricklewood Regeneration Area, F/04687/13

3.1 An Outline Masterplan for the Brent Cross Cricklewood Regeneration Area, London, NW2 was submitted on 26 March 2008 and registered under planning application reference: C/17559/08.

3.2 Planning permission was granted on 28 October 2010. The approved description of development is as follows:

Comprehensive mixed use redevelopment of the Brent Cross Cricklewood regeneration area comprising residential (Use Class C2, C3 and student / special needs / sheltered housing), a full range of town centre uses including Use Classes A1-A5, offices, industrial and other business uses within Use Classes B1-B8, leisure uses, rail based freight facilities, waste handling facility and treatment technology, petrol filling station, hotel and conference facilities, community, health and education facilities, private hospital, open space and public realm, landscaping and recreation facilities, new rail and bus stations, vehicular and pedestrian bridges, underground and multi-storey parking, works to the River Brent and Clitterhouse Stream and associated infrastructure, demolition and alterations of existing building structures, electricity generation stations, relocated electricity substation, free standing or building mounted wind turbines, alterations to existing railway including Cricklewood railway track and station and Brent Cross London Underground station, creation of new strategic accesses and internal road layout, at grade or underground conveyor from waste handling facility to combined heat and power plant, infrastructure and associated facilities together with any required temporary works or structures and associated utilities / services required by the development

3.3 On 11 October 2013, a minor-material amendment application (s73) was submitted to the London Borough of Barnet to vary drawings and the parameter plans that planning permission C/17559/08 was conditional upon.

3.4 The application was registered under planning application reference F/04687/13 and was subsequently approved on 23 July 2014 which include the Maximum Building and Frontage Heights AOD (649_07_007C P14)² parameter plan. This identifies Cricklewood Green (Plot 58) for a mixed-use building up to a maximum height of 16m (equivalent to 5 residential storeys) and a mixed-use building up to 16m in height to the rear of Cricklewood Station (Plot 30).

3.5 Dr Miele's Proof of Evidence (APP2A) Appendix 2 Townscape and Urban Design Matters refers to each cumulative development.

¹ CDD.01 Officer report to committee paragraph 3.4

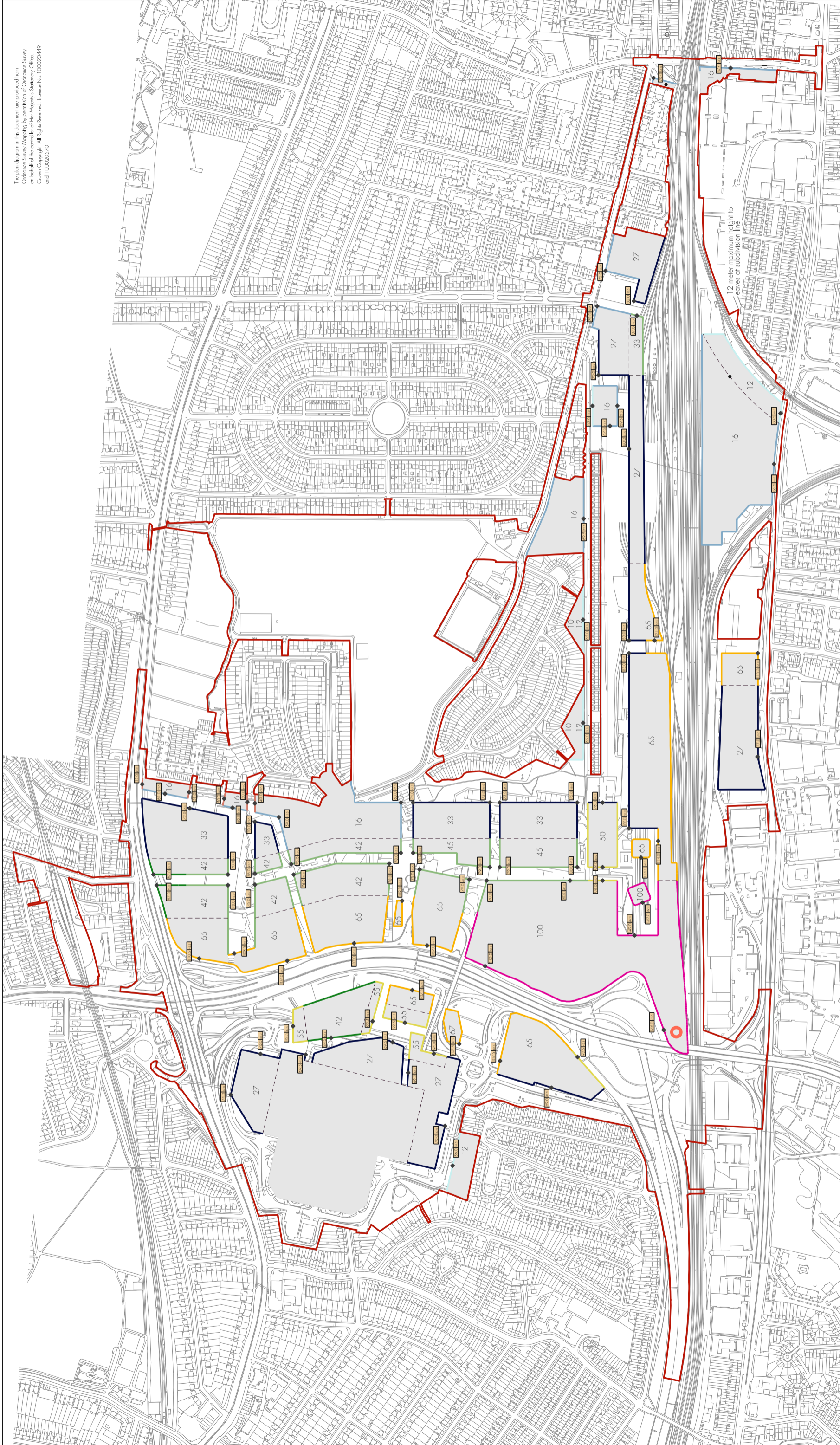
² Appendix 1



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Appendix 1

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Key

- Planning Application Boundary
- Building Zones
- Building Zone Height Subdivisions
- Potential CHP Chimney Zone (140m above finished ground level) (L.O.D. +10 m)

Maximum Frontage Heights (L.O.D. + 2.00 m)

- 6m
- 12m
- 16m
- 27m
- 33m

Note: Floor to floor heights generally
Residential 3m, Business 4m, and Retail 5 - 6m.

- 42m
- 50m
- 65m
- 100m
- 27m (red circle)
- approximate AOD frontage height and finished ground floor level

The maximum and minimum heights are taken from finished ground floor level and are inclusive of plant levels.
Finished ground floor level will be defined by the level at which pedestrian entrance points into buildings interface with the public realm.

12 meter maximum height to eaves at subdivision line

007C Maximum Building and Frontage Heights AOD Setting Out Points

0 50 100 150 200 250 M

BXC

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