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Planning - Statement of Common Ground

B&Q, Broadway Retail
Park, Cricklewood
Lane, NW2 1ES

Planning application
reference 20/3564/OUT

The Planning
Inspectorate reference
APP/N5090/V/22/3307
073

Town and Country
Planning Act 1990 –
Section 77

13TH FEBRUARY 2023

Q220753

11 Application Drawings

11.1 The following drawings comprise the agreed Application Drawings for the purposes of Condition 1.

- 10965-EPR-XX-XX-DR-A-TP-0100 P1 – Location Plan [CDA.72]
- 10965-EPR-XX-XX-DR-A-TP-0101 P1 – Parameter Plan Demolition [CDA.73]
- 10965-EPR-XX-XX-DR-A-TP-0102 P1 – Parameter Plan Development Parcels [CDA.74]
- 10965-EPR-XX-XX-DR-A-TP-0105 P1 – Parameter Plan Phasing [CDA.77]
- 10965-EPR-XX-XX-DR-A-TP-0106 P5 – Parameter Plan Maximum Heights (CDI.10)
- 10965-EPR-XX-GF-DR-A-TP-0200 P2– Parameter Plan Ground Floor Uses [CDI.12]
- Drawing SK401 Proposed Site Access [CDA.83]

11.2 Condition 1 also includes reference to the updated Design Code which is not yet agreed.

13 February 2023

Planning SoCG Appendix 1 - Planning Conditions

Condition 1 – Approved Plans

Reserved matters pursuant to this permission shall be made in accordance with the following approved plans and documents.

10965-EPR-XX-XX-DR-A-TP-0100 P1 – Location Plan
10965-EPR-XX-XX-DR-A-TP-0101 P1 – Parameter Plan - Demolition
10965- EPR-XX-XX-DR-A-TP-0102 P1 – Parameter Plan – Development Parcels
10965-EPR-XX-XX-DR-A-TP-0105 P1 – Parameter Plan – Phasing Plan
10965-EPR-XX-XX-DR-A-TP-0106 P5 – Parameter Plan - Maximum Heights
10965-EPR-XX-GF-DR-A-TP-0200 P2– Parameter Plan - Ground Floor Use
Drawing SK401 Proposed Site Access
Design Code Rev 5

Each reserved matters submission should include a statement of compliance against each of the Parameter Plans and the Design Code.

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the application as assessed in line with Policies DM01, DM02, DM05 of the Barnet Local Plan (2012) and the London Plan (2021).

Condition 2 – Reserved Matters

Applications for the approval of the reserved matters (being scale, layout, appearance and landscaping) shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 92 of the Town & Country Planning Act 1990 (as amended).

Condition 3 – Implementation

The development hereby permitted in shall begin no later than 2 years from:

- i. The final approval of the last Reserved Matters Application pursuant to Condition 2, or;
- ii. The final approval of any pre-commencement condition associated with the Development.

Reason: To comply with the provisions of Section 92 of the Town & Country Planning Act 1990 (as amended).

Condition 4 – Demolition Management, Environmental and Logistics Plan

No site preparation works for a phase of development shall commence until a Demolition Management, Environmental and Logistics Plan has been submitted to and approved in writing by the Local Planning Authority for that phase. The Demolition Management, Environmental and Logistics Plan shall include, but not be limited to, the following information:

- i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
- ii. site preparation and construction stages of the development;
- iii. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
- iv. details showing how all vehicles associated with the demolition works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- v. the methods to be used and the measures to be undertaken to control the emission of dust,