

Carter, Richard

From: [REDACTED]
Sent: 26 July 2021 10:49
To: Colacicco, Councillor Lia
Cc: Gaudin, Fabien
Subject: RE: B&Q, Broadway Retail Park, Cricklewood Lane, NW2 1ES 20/3564/OUT

Importance: High

Dear Cllr Colacicco

Thank you for your email. Due to a legal challenge this application will not be discussed this evening and the meeting has been cancelled.

I have copied in the Service Director for Planning and Building Control in relation to your other points on future developments affecting Brent, and I am sure you will receive a response shortly.

Kind regards

[REDACTED]

[REDACTED]
Governance Officer, Assurance Group

Tel: [REDACTED]

From: Colacicco, Councillor Lia [mailto:Cllr.Lia.Colacicco@brent.gov.uk]
Sent: 23 July 2021 17:02
To: [REDACTED]@Barnet.gov.uk>
Subject: FW: B&Q, Broadway Retail Park, Cricklewood Lane, NW2 1ES 20/3564/OUT

Dear [REDACTED] or [REDACTED],

With your permission I wish to speak at the Strategic Planning Committee on **Monday 26th July, 7pm.**

I hope I am not too late to register, but I seem to have fallen off your mailing list since the Montreux presentation at The Crown and was unaware of the meeting. It has been highly embarrassing to learn what's happening from residents. Please would you add me to mailing lists for all developments affecting Brent, ie where we are a statutory consultee such as BXC

I have been allowed to speak at similar meetings in the past – as Ward Councillor for neighbouring Mapesbury I believe that I have ex-officio rights. I do hope you will be able to use your discretion to afford me this courtesy.

Brent and Barnet are both forging ahead with new homes all along the A5 corridor, and particularly around Cricklewood. I would like to informally suggest more inter-borough discussions at all levels regarding infrastructure, masterplan or simply a vision of what type of place residents want it to be in 10/20 years. I may start to try and set up some discussions with residents.

Kind Regards
Cllr Lia Colacicco
Mayor of Brent 2021-22
Councillor for Mapesbury Ward



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Carter, Richard

From: [REDACTED]@montreaux.co.uk>
Sent: 22 July 2021 15:35
To: Gaudin, Fabien
Cc: Dillon, Andrew; John Mumby; Damian Stalley
Subject: B&Q Cricklewood

Importance: High

Fabien

Please can we hold a meeting this afternoon to discuss the feedback from Members we have just received.

We have considered this and have a proposal which I would like to discuss with you as a matter of urgency

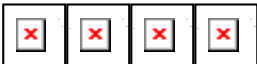
Thanks

[REDACTED]
Development Director
Montreaux Ltd



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t| [REDACTED] m| [REDACTED] e| [REDACTED]@montreaux.co.uk w| www.montreaux.co.uk



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Carter, Richard

From: Greenspan, Cllr Eva
Sent: 20 July 2021 12:17
To: Gaudin, Fabien
Subject: RE: B&Q Cricklewood

Can maybe Steve Mc Donald join

From: Gaudin, Fabien
Sent: 20 July 2021 11:16
To: Greenspan, Cllr Eva <Cllr.E.Greenspan@barnet.gov.uk>
Cc: Dillon, Andrew <Andrew.Dillon@Barnet.gov.uk>
Subject: RE: B&Q Cricklewood

Dear Councillor Greenspan,

I am afraid that I cannot make that time. Andrew can join the call.

Kind regards,

Fabien

Fabien Gaudin MRTPI
Service Director
Planning and Building Control
London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW
Tel: 020 8359 4258 | Web: barnet.gov.uk
My working days are Mondays-Thursdays



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From: Greenspan, Cllr Eva <Cllr.E.Greenspan@barnet.gov.uk>
Sent: 20 July 2021 11:13
To: Gaudin, Fabien <fabien.gaudin@barnet.gov.uk>
Subject: FW: B&Q Cricklewood

Please can you be at the meeting on Thursday at 3pm

Many thanks

Eva Greenspan

From: [REDACTED] [REDACTED]@montreaux.co.uk]
Sent: 20 July 2021 09:43
To: Greenspan, Cllr Eva <Cllr.E.Greenspan@barnet.gov.uk>
Subject: Re: B&Q Cricklewood

That's great, thanks

[REDACTED]

On 20 Jul 2021, at 08:55, Greenspan, Cllr Eva <Cllr.E.Greenspan@barnet.gov.uk> wrote:

This would be great

How about Thursday 3pm

Kindest regards

Eva Greenspan

From: [REDACTED]@montreaux.co.uk]
Sent: 19 July 2021 14:33
To: Greenspan, Cllr Eva <Cllr.E.Greenspan@barnet.gov.uk>
Subject: B&Q Cricklewood

Hi Eva

Just a short note to say I'd be happy to have another catch up before the Committee, should you find this helpful

Best wishes,

Matt

Matt Walton
Development Director

[REDACTED]

<image001.jpg>

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t| [REDACTED] m| [REDACTED] e| [REDACTED]@montreaux.co.uk w| www.montreaux.co.uk

<image002.jpg>

Carter, Richard

From: Gaudin, Fabien
Sent: 19 July 2021 08:15
To: Shaw, Cath
Subject: RE: Planning application for Broadway Retail Park (B&Q application)

Cath,

Sorry I missed that on Friday. I have no particular preference.

Fabien

Fabien Gaudin MRTPI
Service Director
Planning and Building Control
London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW
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From: Shaw, Cath <Cath.Shaw@Barnet.gov.uk>
Sent: 16 July 2021 10:38
To: Gaudin, Fabien <fabien.gaudin@barnet.gov.uk>
Subject: RE: Planning application for Broadway Retail Park (B&Q application)

Thanks Fabien

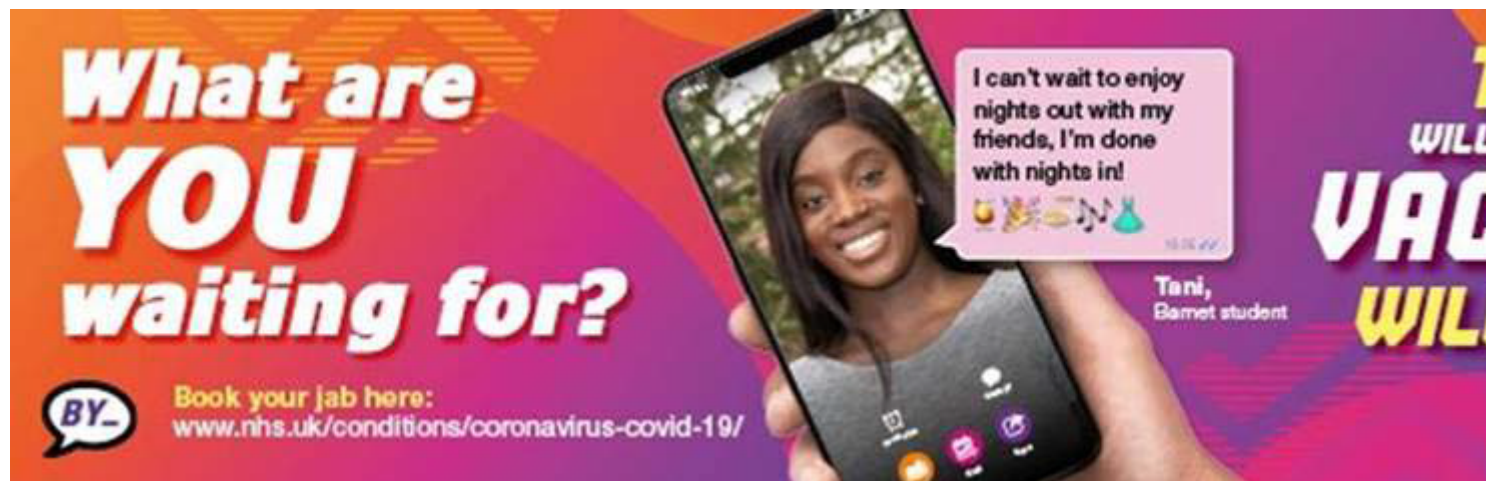
Incidentally, I can't now make Monday night, but John is happy to join if you feel you'd welcome some senior cover?

C

Cath Shaw
Deputy Chief Executive

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW
Tel: 020 8359 4716 | Mobile: 07825 935749 (no text messages) | Web: barnet.gov.uk

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From: Gaudin, Fabien <fabien.gaudin@barnet.gov.uk>
Sent: 16 July 2021 09:49
To: Shaw, Cath <Cath.Shaw@Barnet.gov.uk>
Subject: RE: Planning application for Broadway Retail Park (B&Q application)

Cath,

I spoke to Councillor Greenspan and she is now fine.

Fabien

Fabien Gaudin MRTPI

Service Director

Planning and Building Control

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW

Tel: 020 8359 4258 | Web: barnet.gov.uk

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From: Gaudin, Fabien <fabien.gaudin@barnet.gov.uk>
Sent: 16 July 2021 09:03
To: Shaw, Cath <Cath.Shaw@Barnet.gov.uk>
Subject: Re: Planning application for Broadway Retail Park (B&Q application)

Hi Cath,

I think that it is all we can do to give reassurances. We have not been contacted by any other residents about this.

I need to speak to Councillor Greenspan about other matters today and I will address this too.

Fabien

Fabien Gaudin MRTPI
Service Director

Planning and Building Control

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW
Tel: 020 8359 4258 | Web: barnet.gov.uk

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From: Shaw, Cath <Cath.Shaw@Barnet.gov.uk>
Sent: Friday, 16 July 2021, 08:16
To: Gaudin, Fabien
Subject: Fwd: Planning application for Broadway Retail Park (B&Q application)

I think I just need to reassure her that the letters were correct and so we don't see it as a substantive issue. But is there anything else to add?

Cath

Cath Shaw
Deputy Chief Executive
London Borough of Barnet
2 Bristol Avenue, Colindale, NW9 4EW
020 8359 4716
07825 935749 (no texts)
www.barnet.gov.uk

From: Greenspan, Cllr Eva <Cllr.E.Greenspan@barnet.gov.uk>
Sent: Thursday, July 15, 2021 9:30:49 PM
To: Shaw, Cath <Cath.Shaw@Barnet.gov.uk>
Subject: RE: Planning application for Broadway Retail Park (B&Q application)

Cath I am due to be away from the 28th July

It certainly is a mess
What are we to do??

From: Shaw, Cath
Sent: 15 July 2021 16:42
To: Zinkin, Cllr Peter <Cllr.P.Zinkin@Barnet.gov.uk>; McDonald, Stephen <Stephen.McDonald@Barnet.gov.uk>;
[REDACTED] <[\[REDACTED\]@capita.com](mailto:[REDACTED]@capita.com)>; Gaudin, Fabien <fabien.gaudin@barnet.gov.uk>
Subject: RE: Planning application for Broadway Retail Park (B&Q application)

Thanks Councillor

Whilst agreeing that this is far from ideal, in this case we were somewhat hampered by the constraints of the software, which we are escalating with the provider. Planning colleagues have provided a fuller explanation below, and have confirmed that the case officer is in regular contact with Jessica Howey.

Let us know if you want us to draft something for you to send to Jessica.

Cath

“Amended plans were received for the application at the B&Q Cricklewood site on Friday 2nd July and a 14 day reconsultation was commenced with letters to the 2000+ neighbours being dispatched the same day. The only amendment to the scheme was the reduction in height of the tallest building from 25 to 19 storeys (and resultant reduction from 1100 to 1050 homes) and all the other application parameters and details remained as per the previous two full consultations undertaken on the application on August 2020 and May 2021. In these circumstances a 14 day consultation was considered appropriate and such a timeframe is common practice for reconsultation exercises.

An accompanying site notice was subsequently erected however due to limitations with the our operating software (IDOX), we were unable to ensure that the printed notice displayed the correct consultation deadline of the 16th July. This has been a known issue for some time. As we are entering contract renegotiation with IDOX at the moment, I escalate this matter with them.

To remedy this, the site notice was corrected manually with a pen to display the correct consultation deadline of the 16th. Unfortunately it was subsequently brought to our attention that the consultation deadline on the website (linked to the printed site notice) was still showing as the 29th July rather than the 16th. Once this was brought to our attention, the discrepancy was immediately rectified.

Whilst clearly the clerical error and the manual nature of the notice are regrettable, unfortunately they were largely unavoidable due to the constraints and limitations of our operating software. We do not consider that this has substantively prejudiced the interests of local stakeholders as the consultation exercise undertaken has been in line with procedure. This is the third consultation undertaken on the scheme and it is important to note that all previous objections will be counted and taken into account in making a recommendation”.

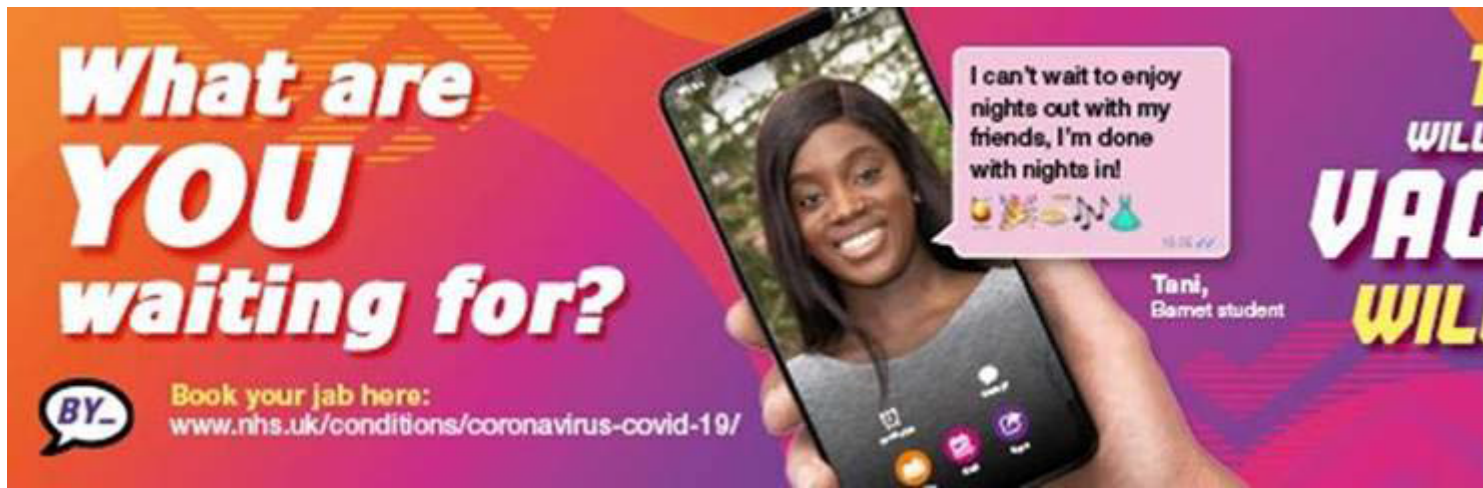
Cath Shaw

Deputy Chief Executive

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW

Tel: 020 8359 4716 | Mobile: 07825 935749 (no text messages) | Web: barnet.gov.uk

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From: Zinkin, Cllr Peter <Cllr.P.Zinkin@Barnet.gov.uk>

Sent: 15 July 2021 13:33

To: Shaw, Cath <Cath.Shaw@Barnet.gov.uk>; McDonald, Stephen <Stephen.McDonald@Barnet.gov.uk>; [REDACTED] <[\[REDACTED\]@capita.com](mailto:[REDACTED]@capita.com)>; Gaudin, Fabien <fabien.gaudin@barnet.gov.uk>

Subject: Fwd: Planning application for Broadway Retail Park (B&Q application)

FYI.

We look a shambles too much of the time.

Regards

Get [Outlook for iOS](#)

From: [REDACTED]

Sent: Thursday, July 15, 2021 1:29 pm

To: Greenspan, Cllr Eva

Cc: Cohen, Cllr Melvin; Bokaei, Cllr Golnar; Shooter, Cllr Mark; Sowerby, Cllr Stephen; Teare, Cllr Julian; Thompstone, Cllr Reuben; Roberts, Cllr Tim; Farrier, Cllr Claire; Williams, Cllr Laurie; Narenthira, Cllr Nagus; Brayne, Cllr Jess; Wardle, Cllr Sarah; Marshall, Cllr John; Smith, Cllr Thomas; Thomas, Cllr Daniel; Richman, Cllr Helene; Sargeant, Cllr Gill; Patel, Cllr Reema; Hutton, Cllr Anne; Rozenberg, Cllr Gabriel; Zinkin, Cllr Peter; Clarke, Cllr Anne; Ryde, Cllr Shimon; Griffiths, Carl; Gaudin, Fabien

Subject: Planning application for Broadway Retail Park

Dear Eva

I am emailing you as Chair of Barnet's Planning Committee about the above planning application. In terms of planning, I am very much a lay person. However, my understanding is that the process is quasi legal, has regulations and important information relating to dates should be followed.

There is a printed Site Notice on the Broadway Retail Park site. The date for comments on the Site Notice has been amended by hand to read 16 July. However, on Barnet's planning portal under the heading **Important Dates**, the Site Notice Expiry Date is shown as 29 July. I have attached a photo of the Site Notice and also a 'screen grab' of the planning portal showing 29 July as the expiry date for the Site Notice.

Given that the Site Notice on the portal stated 29 July, it would be natural to assume the portal would remain open for comments until 29 July. I raised this with Carl Griffiths, the senior planning officer dealing with this development. He told me 'the correct date had to be drawn on the Site Notice by pen as the software involved with printing the Site Notice does not recognise the shorter 14 day consultation period'. This is staggering in the 21st century that Barnet does not have software that can print the correct date - it also shows that the planning consultation should have allowed for 3 weeks, not 2.

Suddenly a Strategic Planning Committee labelled NEW has appeared on Barnet's website with a date of 26 July. No doubt this this meeting has been called to consider this planning application. However, the meeting is scheduled to take place three days **BEFORE** the expiry date shown on Barnet's planning portal. This cannot be correct.

On checking the planning portal yesterday afternoon, I find the Site Expiry Notice on the planning portal has been amended to read 16 July. My 'screen grab' of the portal showing 29 July was taken **in the morning**. The incorrect date has been the website for nearly 2 weeks. It does not seem right that it can simply be changed 2 days before the original, stated deadline of 16 July, and only because a resident has pointed it out.

You will also see from the comments on the portal that there are first time objections from people. These people will not have received letters from Carl Griffiths notifying them of the deadline of 16 July, as his letters were only sent to people who had objected before. These first time objectors will have learnt about the application from different sources eg just moved to Cricklewood, chatting to neighbours, other parents at school, etc. When looking up an application on Barnet's planning portal, it is usual to check Important Dates first to establish the deadline. First time commenters will have seen 29 July, the original date. They will no longer be able to comment.

Had I not pointed out **THE DIFFERENCES, THE INCONSISTENCIES, THE INACCURACIES** in the dates, the Strategic Planning Committee would have met and come to its decision on a planning application 3 days before the expiry date for comments shown on the portal. Would this have rendered the decision of the committee invalid?

The planning process should be open and transparent. Given what has taken place, it would seem only right and proper that the meeting on 26 July be cancelled. The timing is also very poor - schools will have broken up, so many people will be away on holiday and not able to attend the meeting. I hope you will agree.

Jessica Howey
Secretary
Railway Terraces Residents' Association

Carter, Richard

From: [REDACTED]@montreaux.co.uk>
Sent: 01 July 2021 15:44
To: Gaudin, Fabien
Cc: Griffiths, Carl; John Mumby; Matt Tack; Damian Stalley; Alice French
Subject: B&Q Cricklewood

Fabien

Thank you for arranging the meeting this afternoon.

Following our meetings today with Councillor Greenspan and Mike Freer MP we have considered the changes requested and are willing to make the amendment to the scheme, reducing the height of the tallest tower from GF + 24 storeys to GF + 18 storeys. We will prepare the amended plans and get them across to you as soon as possible. Please be advised that I have also communicated this directly to Councillor Greenspan.

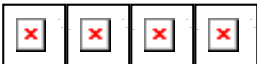
However, we wish to emphasise that it is of paramount importance that we get to planning committee in July, the implications of not going to committee until after the summer recess will be disastrous for the overall deliverability of the scheme and our ability to implement the consent.

[REDACTED]
Development Director
Montreaux Ltd



Montreaux House | The Hythe | Staines Upon Thames | TW18 3JQ

t| [REDACTED] m| [REDACTED] e| [REDACTED]@montreaux.co.uk w| www.montreaux.co.uk



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Carter, Richard

From: Ryde, Cllr Shimon
Sent: 28 June 2021 08:32
To: Gaudin, Fabien
Subject: Re: B & Q development

Thank you for the quick response.

Cllr Shimon Ryde
Childs Hill Ward
07970 870682

From: Gaudin, Fabien <fabien.gaudin@barnet.gov.uk>
Sent: Monday, June 28, 2021 8:26:57 AM
To: Ryde, Cllr Shimon <Cllr.S.Ryde@Barnet.gov.uk>
Subject: RE: B & Q development

Dear Councillor Ryde,
Our target committee date for the application the B&Q site is the 13th July.
Kind regards,
Fabien

Fabien Gaudin MRTPI

Service Director

Planning and Building Control

London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW

Tel: 020 8359 4258 | Web: barnet.gov.uk

My working days are Monday-Thursday



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From: Ryde, Cllr Shimon <Cllr.S.Ryde@Barnet.gov.uk>
Sent: 28 June 2021 08:26
To: Gaudin, Fabien <fabien.gaudin@barnet.gov.uk>
Subject: Fwd: B & Q development
Has the B&Q application been planned for a committee date?
Warmest regards
Cllr Shimon Ryde
Childs Hill Ward
07970 870682

From: [REDACTED]
Sent: Sunday, June 27, 2021 12:39:41 PM
To: Ryde, Cllr Shimon <Cllr.S.Ryde@Barnet.gov.uk>
Subject: B & Q development

Dear Shimon -

I am wondering if you have any idea whether the B & Q development is likely to come up on the first July Strategic Planning Committee or whether it is more likely to come up at the September meeting? I am going to Norfolk for a few days in July and won't be back until 12 July, the day before the meeting planned for 13 July. I am worried that if I am expected to speak at the meeting, time is very tight and I will have to think about it now.

I realise you are no longer on the planning committee but thought you might have some idea about what is likely to happen.

Best wishes
Jessica

Carter, Richard

From: Gaudin, Fabien
Sent: 11 June 2021 07:55
To: [REDACTED]
Cc: Griffiths, Carl
Subject: RE: B&Q Cricklewood

[REDACTED]

Please also invite Carl.

Thanks,

Fab

Fabien Gaudin MRTPI
Service Director
Planning and Building Control
London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW
Tel: 020 8359 4258 | Web: barnet.gov.uk



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I will be on annual leave on Fridays until July.

From: Gaudin, Fabien
Sent: 11 June 2021 07:55
To: Greenspan, Cllr Eva <Cllr.E.Greenspan@barnet.gov.uk>
Cc: [REDACTED]@Barnet.gov.uk>
Subject: RE: B&Q Cricklewood

Dear Councillor Greenspan,

I will ask [REDACTED] who helps look after my diary to find a time we can both make. She will liaise with Montreux directly.

Kind regards,

Fabien

Fabien Gaudin MRTPI
Service Director
Planning and Building Control
London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW
Tel: 020 8359 4258 | Web: barnet.gov.uk



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I will be on annual leave on Fridays until July.

From: Greenspan, Cllr Eva <Cllr.E.Greenspan@barnet.gov.uk>

Sent: 11 June 2021 05:26

To: Gaudin, Fabien <fabien.gaudin@barnet.gov.uk>

Subject: FW: B&Q Cricklewood

What time suits you

From: [REDACTED] <[REDACTED]@montreaux.co.uk>

Sent: 10 June 2021 12:51

To: Greenspan, Cllr Eva <Cllr.E.Greenspan@barnet.gov.uk>

Cc: Gaudin, Fabien <fabien.gaudin@barnet.gov.uk>; Damian Stalley <damianstalley@montreaux.co.uk>; John Mumby <jmumby@iceniprospects.com>; Matt Tack <matttack@montreaux.co.uk>

Subject: B&Q Cricklewood

Good afternoon Eva

We have been advised that Officers are now targeting that our proposals be heard at the Planning Committee on 13 July.

With this date in mind, could we now schedule a briefing session with you?

Regards,

[REDACTED]

[REDACTED]

Development Director

Montreaux Ltd



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t| [REDACTED] m| [REDACTED] e| [REDACTED] <[\[REDACTED\]@montreaux.co.uk](mailto:[REDACTED]@montreaux.co.uk)> w| www.montreaux.co.uk



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Carter, Richard

From: [REDACTED]@montreaux.co.uk>
Sent: 26 May 2021 10:10
To: Greenspan, Cllr Eva
Cc: Gaudin, Fabien; John Mumby
Subject: B&Q Cricklewood

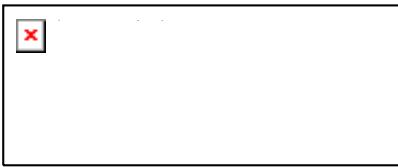
Dear Councillor Greenspan

I thought it would be helpful to brief you on our Planning Application for the redevelopment of B&Q Cricklewood in advance of Planning Committee, which is likely to be in June.

Could you send me some dates that you would be available to meet, either virtually or in person over the next couple of weeks?

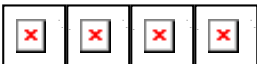
Best wishes,

[REDACTED]
Development Director
Montreaux Ltd



Montreaux House | The Hythe | Staines Upon Thames | TW18 3JQ

t| [REDACTED] m| [REDACTED] e| [REDACTED]@montreaux.co.uk w| www.montreaux.co.uk



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