



Assurance Group
London Borough of Barnet,
2 Bristol Avenue, Colindale,
London NW9 4EW
28 August 2019
Our ref: 5501056

Thank you for your request received on 29 July 2019, for the following information:

Under the Freedom of Information Act 2000, please provide the following information:

Please provide copies of all documentation to/from LB Barnet, Hammerson/Standard Life, Argent Related, Brent Cross Thameslink, etc, regarding the 2 Brent Terrace green space triangles, referred to as plots 53 & 54 of the Brent Cross Cricklewood Development.

Documentation to include internal meeting notes/minutes, emails, letters, phone conversation records, Barnet Council/Capita officer reports, etc. Specifically, to answer the following:

- 1. List all the reasons why the decision was made to develop the 2 Brent Terrace green space triangles, referred to as plots 53 & 54 of the Brent Cross Cricklewood Development.**
- 2. Which named officers/councillors/developers/consultants were involved in making this decision.**
- 3. List all the alternatives that were considered instead of development of the 2 Brent Terrace green space triangles, referred to as plots 53 & 54 of the Brent Cross Cricklewood Development.**
- 4. List all the reasons why these alternatives were rejected.**
- 5. Which named individual/s authorised the decision.**
- 6. The date that the decision was taken to develop the 2 Brent Terrace green space triangles, referred to as plots 53 & 54 of the Brent Cross Cricklewood Development.**
- 7. List all the reasons why the playground equipment on Brent Terrace was removed from what is referred to as plot 54 of the Brent Cross Cricklewood Development & who authorised its removal.**

We have processed this request under the Environmental Information Regulations 2004.

Response

The council holds the information requested and it is attached and below:

1. List all the reasons why the decision was made to develop the 2 Brent Terrace green space triangles, referred to as plots 53 & 54 of the Brent Cross Cricklewood Development.

The two triangles were identified for development in the 2005 Cricklewood Brent Cross and West Hendon Regeneration Area Development Framework. The various planning decisions for the Brent Cross Cricklewood regeneration, which includes the redevelopment of the two triangle sites, are listed below.

Relevant Planning Decisions

Cricklewood Brent Cross and West Hendon Regeneration Area Development Framework (2005)

The GLA and Barnet Council prepared the Cricklewood Brent Cross & West Hendon Regeneration Area Development Framework (the 'Development Framework') to provide planning and design guidance for the redevelopment of the regeneration area. The Development Framework sought to address the challenge of integrating the existing out-of-centre Brent Cross shopping centre into a new town centre, overcoming the physical severance of the area resulting from the major highway and rail infrastructure, and providing a much wider range of uses that are fully integrated with their surroundings. The Development Framework was adopted in 2004 and further updated in 2005 to include the Eastern Lands. The Development Framework supported specific planning policies in the 2006 Barnet UDP relating to the regeneration of BXC. The Development Framework (see attached) identifies the two triangles on Brent Terrace for development, specifically for residential uses, as part of the comprehensive development of the regeneration area.

As part of the preparation of the Development Framework, a number of events took place to engage the community in the process. These included public exhibitions, questionnaires and a series of focus groups during June, July and October 2003, to debate and test the principles described in the Framework. The draft Development Framework was the subject of public consultation in early 2004. The Development Framework adopted in April 2004 included the area of the Eastern Lands but did not give a detailed schedule of site specific

potential uses. In July 2005 the Council consulted on an Addendum to the Development Framework to identify future development uses for the Eastern Lands. The proposals were adopted by the Council in December 2005.

Planning and Environment Committee 18th November and 19th November 2009

Following the adoption of the Development Framework, an Outline planning application was submitted on the March 26th 2008 for the comprehensive redevelopment of the Brent Cross Cricklewood Regeneration Area (planning reference number C/17559/08). The planning application included the proposed development on the two triangles of land off Brent Terrace, referred to as Plot 53 and 54. The application was considered at a special meeting of the Planning and Environment Committee held over two nights on the 18th and 19th November 2009 to consider the application. The Committee resolved to approve the application. The full committee report, appendices and Addendum available at the following link:

<http://barnet.moderngov.co.uk/CeListDocuments.aspx?CommitteeId=122&MeetingId=1678&DF=18%2f11%2f2009&Ver=2>

Planning and Environment Committee 29th July 2010

Following the decision of the Planning Committee on 19th November 2009, planning application C/17559/08 was reported back to the Planning and Environment Committee on the 29th July 2010 to update Members with developments since the 18th and 19th November 2009 Planning and Environment Committee, including consideration of the proposals against changes to national planning policy and other related matters in the period since November 2009. Full committee report, appendices and Addendum available at the following link (See pages 117 – 134 of the agenda and report pack):

<http://barnet.moderngov.co.uk/CeListDocuments.aspx?CommitteeId=122&MeetingId=1685&DF=29%2f07%2f2010&Ver=2>

The outline planning permission was subsequently granted on the 28th October 2010 following the completion of a Section 106 legal agreement.

Planning and Environment Committee 30th January 2014

Following the grant of outline planning consent in 2010 for the comprehensive regeneration of the Brent Cross Cricklewood area, the Developers re-considered elements of the form, phasing and delivery of their proposals. A planning application pursuant to Section 73 of the Town and Country Planning Act (1990) was submitted on the 11th October 2013 to make amendments to the outline planning permission. The application was subsequently reported to the Planning and Environment Committee on the 30th January 2014 where the Committee resolved to approve the application (Agenda item 6). The planning permission was subsequently granted on the 23 July 2014 following the completion of a Section 106 legal agreement. The S73 application did not change the proposed development in relation to Plots 53 and 54 on Brent Terrace. Full committee report, appendices and Addendum available at the following link:

<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=122&MId=7651>

Planning Committee 18th May 2015

Following the approval of the Section 73 application and the grant of outline planning permission in July 2014, a Reserved Matters application for the detailed design of the proposed buildings on Plots 53 and 54 (Land off Brent Terrace) was submitted on the 5th February 2015 pursuant to the outline planning permission and the development parameters established for the two plots. The reserved matters application was for "... Layout, Scale, Appearance, Access and Landscaping, for the residential development of Plots 53 and 54 comprising 47 Residential Units". The application was approved on the 9th June 2015. The full committee report and addendum is available at the following link (see Agenda Item 7):

<http://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=703&MId=7922&Ver=4>

Relevant Commercial Decisions

The Council's decisions in relation to commercial agreements with the Development Partners for the regeneration of Brent Cross Cricklewood are reported to the Assets and Regeneration Committee. The latest ARG committee update report can be found at the following link:

<https://barnet.moderngov.co.uk/documents/g9928/Public%20reports%20pack%2013th-Jun-2019%2019.00%20Assets%20Regeneration%20and%20Growth%20Committee.pdf?T=10>

The attached report to the 25th March 2008 Cabinet and Resources Committee (CRC) included drawing CBX/03 at Appendix A which showed in black hatching, the Council's freehold lands affected by the regeneration. The two triangle sites on Brent Terrace are shown hatched in this plan.

Information dating from earlier than 2005 is not available electronically and will take longer than the permitted 18 hours to locate and retrieve from archive.

2. Which named officers/councillors/developers/consultants were involved in making this decision.

Each planning application was considered by Committee. The Members of the relevant committee and those Councillors in attendance at the relevant meetings can be found on the Council's website using the links provided.

Decisions relating to the commercial agreements between the Council and the Development Partners were made by the Cabinet and Resources Committee. The Members of the relevant committee and those Councillors in attendance at the relevant meetings can be found on the Council's website.

3. List all the alternatives that were considered instead of development of the 2 Brent Terrace green space triangles, referred to as plots 53 & 54 of the Brent Cross Cricklewood Development.

Please refer to the reports provided.

4. List all the reasons why these alternatives were rejected.

Please refer to the reports provided.

5. Which named individual/s authorised the decision.

See response above and please refer to the reports provided.

6. The date that the decision was taken to develop the 2 Brent Terrace green space triangles, referred to as plots 53 & 54 of the Brent Cross Cricklewood Development.

The various planning decisions related to the redevelopment of the two triangle sites are listed below.

7. List all the reasons why the playground equipment on Brent Terrace was removed from what is referred to as plot 54 of the Brent Cross Cricklewood Development & who authorised its removal.

The Greenspaces team have conducted a search of their files and can find no record of the play area so are unable to confirm when it was removed. The records of the borough wide external inspections dating back as far as 2004/05 show no record of a Play Area in Brent Terrace. As such, the Council does not hold this information.

Further information

If you are interested in the data that the council holds you may wish to visit Open Barnet, the council's data portal. This brings together all our published datasets and other information of interest on one searchable database for anyone, anywhere to access. <http://open.barnet.gov.uk/>

Advice and Assistance : Direct Marketing

If you are a company that intends to use the names and contact details of council officers (or other officers) provided in this response for direct marketing, you need to be registered with the Information Commissioner to process personal data for this purpose. You must also check that the individual (whom you wish to contact for direct marketing purposes) is not registered with one of the Preference Services to prevent Direct Marketing. If they are you must adhere to this preference.

You must also ensure you comply with the Privacy Electronic and Communications Regulations (PECR). For more information follow this Link www.ico.org.uk

For the avoidance of doubt the provision of council (and other) officer names and contact details under FOI does not give consent to receive direct marketing via any media and expressly does not constitute a 'soft opt-in' under PECR.

Your rights

If you are unhappy with the way your request for information has been handled, you can request a review within the next 40 working days by writing to the Information Management Team at: foi@barnet.gov.uk. Or by post to Information Management Team (FOI) London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW

If, having exhausted our review procedure, you remain dissatisfied with the handling of your request or complaint, you will have a right to appeal to the Information Commissioner at: The Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF (telephone: 0303 123 1113; website www.ico.org.uk). There is no charge for making an appeal.