

London Borough of Barnet
2 Bristol Avenue,
Colindale NW9 4EW
18 May 2023
Our ref: 9702024

Thank you for your request received on 3 May 2023, for the following information:

Re: 27 Colin Park Road Colindale London NW9 6HT

At the rear of the above property there is a housing development owned by the Council known as Tourmaline Way.

The boundary line of the council's development where it adjoins the rear of the back garden to the properties facing Colin Park Road, in particular nos 25-31, protrudes outwards from the remainder of the boundary to the council's development.

Will you please look through your records and advise upon

- 1) When the council's development at Tourmaline Way was planned**
- 2) When building works relating to the development started**
- 3) When building works for the development were substantially completed**
- 4) When did the council fence its development along the boundaries of the properties on Colin Park Road?**
- 5) Why did the council accept the irregular boundary line at 25-31 Colin Park Road when compared to the remainder of the site boundary?**
- 6) On what whose advice did the council accept the irregular boundary line? Was it in reliance to deeds plans? If so which? Was it in reliance to evidence of adverse possession? If so what evidence?**
- 7) Will you please provide a copy of the council's freehold and or leasehold title to its development at Tourmaline Way.**

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

I am writing to inform you that we have searched our records and although we hold some of the information requested, some of the information you requested is not held by London Borough of Barnet.

We have provided answers to your request below.

Re: 27 Colin Park Road Colindale London NW9 6HT

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Will you please look through your records and advise upon

1) When the council's development at Tourmaline Way was planned

A full business case for Tranche 3 (which this site is part of) was agreed for the Council to dispose of the Sheaveshill Court to Opendoor Homes (a wholly owned subsidiary of Barnet Homes) see link below.

[Agenda for Housing and Growth Committee on Monday 12th December, 2016, 7.00 pm \(moderngov.co.uk\)](#). See item 13.

A planning application for the development of land behind Sheaveshill Court The Hyde London NW9 6BP was submitted [Simple Search \(barnet.gov.uk\)](#), planning application ref: 16/6222/FUL Demolition of existing garages and stores and the erection of two, three-storey buildings to provide 24no. self-contained flats and 10no. two-storey houses with associated amenity space, refuse and recycling storage and cycle stores. Alterations to hard and soft landscaping. Reprovision of 26 storage sheds. Additional 31 car parking spaces, and 8 disabled car parking spaces refers.

2) When building works relating to the development started

Information not held, but planning permission was granted in April 2017.

Committee Report refers

[Land Behind Sheaveshill Court The Hyde 16-6222-FUL.pdf \(moderngov.co.uk\)](#)

3) When building works for the development were substantially completed

The 34 new homes were completed in September 2019, and are made up of 16 one bed flats (four of which are wheelchair accessible), eight two-bed flats and ten-three bedroom houses.

4) When did the council fence its development along the boundaries of the properties on Colin Park Road?

Information not held

5) Why did the council accept the irregular boundary line at 25-31 Colin Park

Road when compared to the remainder of the site boundary?

Information not held

6) On what whose advice did the council accept the irregular boundary line? Was it in reliance to deeds plans? If so which? Was it in reliance to evidence of adverse possession? If so what evidence?

Information not held

7) Will you please provide a copy of the council's freehold and or leasehold title to its development at Tourmaline Way.

The freehold was transferred from London Borough of Barnet to Open Door Homes NGL369766. I have attached a copy of the Deed.

Therefore regulation 12(4)(a) applies to your request. Regulation 12(4)(a) provides an exception to the duty to disclose information when information is not held. Opendoor Homes (ODH) isn't subject to the FOI Act however, in the interests of transparency, ODH gives consideration to sharing information in response to requests where it is considered reasonable to do so; for example, if it does not include commercially sensitive information.

ODH is part of The Barnet Group.

Post: The Data Controller

Barnet Homes

2 Bristol Avenue,

Colindale,

London NW9 4EW

Please make your request to Talk2Us@barnethomes.org.

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 Records & Information Management Service, Assurance Group, 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.