

our ref: **BF/Q10102**
your ref:
email: ben.ford@quod.com
date: 15th March 2013



Tom Wyld
Planning Department
London Borough of Barnet
Building 2
North London Business Park
Oakleigh Road South
London
N11 1NP

Dear Tom,

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION ON BEHALF OF BARRATT METROPOLITAN LLP
WEST HENDON ESTATE, WEST HENDON, LONDON NW9
ENVIRONMENTAL IMPACT REGULATIONS 2011
HYBRID PLANNING APPLICATION FOR THE COMPREHENSIVE REDEVELOPMENT OF THE SITE FOR ESTATE REGENERATION PURPOSES INVOLVING THE DEMOLITION OF ALL EXISTING BUILDINGS AND STRUCTURES AND: FULL PLANNING PERMISSION FOR THE ERECTION OF 358 RESIDENTIAL UNITS (CLASS C3) AND 131M² GEA CLASS A1-A5 & B1 FLOORSPACE, WITH BUILDINGS RANGING FROM 5 TO 26 STOREYS, CAR PARKING PROVISION INCLUDING AT BASEMENT LEVELS, CYCLE PROVISION, ASSOCIATED LANDSCAPING AND PUBLIC REALM WORKS, ASSOCIATED HIGHWAY WORKS, ENERGY CENTRE, AND INTERIM WORKS; AND OUTLINE PLANNING PERMISSION COMPRISING A MAXIMUM OF 163,500M²GEA RESIDENTIAL FLOORSPACE (CLASS C3), A MAXIMUM OF 1,669M² GEA CLASS A1-A5 & B1 FLOORSPACE, AND A MAXIMUM OF 3,600M² GEA D1 FLOORSPACE (NURSERY, PRIMARY SCHOOL AND COMMUNITY CENTRE), DEVELOPMENT BLOCKS RANGING FROM 48.15M AOD TO 143.55M AOD , ASSOCIATED CYCLE AND CAR PARKING INCLUDING AT BASEMENT LEVELS, LANDSCAPING AND PUBLIC REALM WORKS, INTERIM WORKS, ASSOCIATED HIGHWAY WORKS, AND TWO PEDESTRIAN BRIDGES.

We are instructed by Barratt Metropolitan LLP, to submit a hybrid planning application for the comprehensive redevelopment of the site for estate regeneration purposes involving the demolition of all existing buildings and structures and: full planning permission for the erection of 358 residential units (Class C3) and 131m² GEA Class A1, A2, A3, A4, B1 floorspace, with buildings ranging from 5 to 26 storeys, car parking provision including at basement levels, cycle provision, associated landscaping and public realm works, associated highway works, energy centre, and interim works; and outline planning permission comprising a maximum of 162,000m² GEA residential floorspace (Class C3), a maximum of 1,669m² GEA Class A1, A2, A3, A4, B1 floorspace, and a maximum of 3,600m² GEA D1 floorspace (Nursery, Primary School and Community Centre), development blocks ranging from 48.75m AOD to 140m AOD , associated cycle and car parking including at basement levels, landscaping and public realm works, interim works, associated highway works, and two pedestrian bridges.

This application has been subject to extensive pre-application consultation and community involvement and represents the culmination of those discussions.

In agreement with the London Borough of Barnet, we enclose the following copies of the planning application.

- 8 hard copies
- 15 CD electronic copies

It is agreed that the London Borough of Barnet will distribute copies of the application to the GLA and Statutory Consultees under the terms of the Planning Performance Agreement.

To ensure ease of consultation, Barratt Metropolitan LLP has also established a website www.west-hendon.com.uk at which the application documents can be viewed. It is made clear at this website that all comments must be made to London Borough of Barnet in the normal manner.

The planning application is supported by the following documents.

Ref:	Application Document	Author
WH1.0	Application Forms	
WH1.1	Covering Letter	Quod
WH1.2	Planning Fee of £74,886	Barratt Metropolitan
WH1.3	Planning Application Forms inc. Certificate C & Agricultural Certificate	Quod
WH1.4	Certificate C Notification and Press Notice	Quod
WH2.0	Design Principles	
WH2.1	Design and Access Statement (DAS)	A&M & HED
WH2.2	Design Guidelines	A&M
WH2.3	Planning Application Boundary	A&M
WH2.4	Outline Application Parameter Plans	A&M
WH3.0	Drawings and Accommodation Schedule	
WH3.1	Illustrative Masterplan Drawing Schedule, Drawings & Accommodation Schedule	A&M
WH3.2	Detailed Application Drawing Schedule, Drawings & Accommodation Schedule	A&M
WH3.3	Illustrative Masterplan, Detailed Application Landscape Drawings and Tree Survey	HED
WH4.0	Supporting Technical Assessments	
WH4.1	Development Specification	Quod
WH4.2	Planning Statement	Quod
WH4.3	Planning Policy Statement	Quod
WH4.4	CIL Assessment	Quod
WH4.5	Retail Impact Assessment	Quod
WH4.6	Residential Decant Strategy	LLP
WH4.7	Phasing Strategy	LLP
WH4.8	Management Strategy	LLP
WH4.9	Townscape Appraisal	Peter Stewart Consultancy
WH4.10	Statement of Community Involvement	Hard Hat
WH4.11	Transport Assessment	Halcrow
WH4.12	Flood Risk Assessment	Halcrow
WH4.13	Drainage Strategy	Halcrow
WH4.14	Energy Statement	Halcrow
WH4.15	Sustainability Statement	Halcrow
WH4.16	Utilities Strategy	Halcrow
WH4.17	Refuse Strategy	A&M
WH4.18	Joint Viability Assessment (submitted under separate confidential	LLP

Ref:	Application Document	Author
	cover)	

In addition to this, an Environmental Statement is submitted in compliance with the Environmental Impact Regulations 2011. The Environmental Statement includes the following documentation.

Application Document	Author
WH5.0 Environmental Statement	Halcrow
<ul style="list-style-type: none"> ▪ Non Technical Summary ▪ Introduction ▪ Context and background ▪ The proposed development ▪ EIA approach and methodology ▪ Transport ▪ Air quality ▪ Noise and vibration ▪ Ground conditions ▪ Water environment ▪ Biodiversity ▪ Landscape and visual amenity ▪ Socio-economic ▪ Health Impact Assessment ▪ Cultural heritage ▪ Material Resources ▪ Daylight/sunlight ▪ Wind ▪ Cumulative effects ▪ Conclusions and recommendations ▪ All Appendices 	

We look forward to receiving validation of the application submission.

Yours sincerely,



Ben Ford
Director