



our ref: **PM/Q20027**  
your ref: F/04687/13  
email: philip.murphy@quod.com  
date: 26 October 2015

Mr Tom Wyld  
Major Developments Development and Regulatory Services,  
London Borough of Barnet,  
2nd Floor Barnet House,  
1255 High Road,  
Whetstone,  
London N20 0EJ

Dear Mr Wyld,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)**  
**SUBMISSION OF PHASE 1A NORTH RESERVED MATTERS APPLICATIONS PURSUANT TO CONDITIONS 1.2.1A, 2.1 AND 13.1 ATTACHED TO PLANNING PERMISSION REF. NO. F/04687/13 FOR THE COMPREHENSIVE MIXED-USE REDEVELOPMENT OF THE BRENT CROSS CRICKLEWOOD REGENERATION AREA, NORTH WEST, LONDON, NW2.**

**a) Introduction**

I write on behalf of our client, the BXC Development Partners, to submit Reserved Matters Applications (“RMAs”) in respect of Phase 1A North pursuant to Conditions 1.2.1A, 2.1 and 13.1 attached to Planning Permission Ref. No. F/04687/13 for the comprehensive mixed-use redevelopment of the Brent Cross Cricklewood Regeneration Area.

The Development Partners have made significant progress toward securing the necessary reserved matters approvals for Phase 1A North. Separate RMAs have been approved in respect of Plots 53 and 54 (Ref.No. 15/00720/RMA), as well as Clitterhouse Playing Fields (Part 1) and Claremont Park (Ref.No. 15/00769/RMA) May and June 2015 respectively.

Furthermore, RMAs for a package of infrastructure items (Ref.No. 15/03312/RMA) as well as Central Brent Riverside Park (Ref.No. 15/03315/RMA) secured resolution to grant permission in September 2015.

Collectively these RMAs covered all items within Phase 1A North as defined by the 2014 Permission.

Since these approvals, the Development Partners have continued to work with LBB and the highway authorities, particularly in respect of the highway technical approval process. As a result of this ongoing engagement the Development Partners have investigated alternative designs for a limited number of specific infrastructure items within Phase 1A North. These alternative design proposals form the content of the RMAs now submitted.

This submission comprises 4 separate RMA structured as follows:

- Phase 1A North Bridge Structure B1 – alternative design that reduces the overall width of the bridge to accommodate 2 vehicular lanes (rather than 4), and alternative designs to associated road infrastructure;
- Phase 1A North Tilling Road West/Brent Terrace North Junction – alternative design to the junction which reduces the need for temporary tie in works with Brent Terrace North;
- Phase 1A North River Bridge 1 and Western & Central River Brent Alteration & Diversion Works – alternative design for River Bridge 1 to slightly lengthen the structure to assist with buildability of the bridge abutments, which results in an alternative design to a small element of the Western & Central River Brent Alteration & Diversion works;
- Phase 1A North Central Brent Riverside Park – as a result of the RMA described above, alternative designs are proposed for a small section of the Riverside Park including Nature Park 5.

The applications have been made via the Planning Portal under the following Reference Numbers:

- Phase 1A North Bridge Structure B1 – PP-04583201
- Phase 1A North Tilling Road West/Brent Terrace North Junction – PP-04583278
- Phase 1A North River Bridge 1 and Western & Central River Brent Alteration & Diversion Works – PP-04583292
- Phase 1A North Central Brent Riverside Park – PP-04583296

Each submission comprises documents split across 5 Volumes, which are detailed in the table below. Four hard are provided of each document, some of which are identical in each RMA submission (as depicted on the table below):

	Bridge Structure B1 (Replacement A406 Templehof Bridge) RMA	Brent Terrace North / Tilling Road West Junction RMA	River Bridge 1 and Western and Central River Brent Alteration & Diversion Works RMA.	Central Brent Riverside Park RMA
<b>Volume 1</b>	Application & CIL Forms	Application & CIL Forms	Application & CIL Forms	Application & CIL Forms
<b>Volume 2</b>	Explanatory Report			
<b>Volume 3</b>	Alternative Reserved Matters Applications – Environmental Statement Addendum (to the Revised Further Information Report)			

<b>Volume 4</b>	Application Drawings	Application Drawings	Application Drawings	Application Drawings
<b>Volume 5</b>	Reserved Matters Transport Report Sub-Phase 1A North Addendum			
	Revised Illustrative Reconciliation Plan			
			River Brent Diversion – River Bridge 01 Technical Note	

Please also find enclosed a cheque to the value of £4,160 made payable to London Borough of Barnet in respect of the relevant planning fee, which we have calculated for each RMA component as follows:

- Bridge Structure B1 (Replacement A406 Templehof Bridge) - £1,690
- Brent Terrace North / Tilling Road West Junction RMA - £1,690
- River Bridge 1 and Western and Central River Brent Alteration & Diversion Works - £585
- Central Brent Riverside Park RMA - £195

This RMA package is submitted alongside submissions under Conditions 2.4 and 2.5 and a submission under Condition 1.30.

I trust everything is in order and the applications can be progressed without delay.

Should you have any queries please do not hesitate to contact me, otherwise I look forward to discussing the application with the case officer.

Yours sincerely,



Philip Murphy  
Director

Enc.