**B&Q, Cricklewood Lane - Call-in Inquiry**

**LPA Ref. 20/3564/OUT**

**PINS Ref. APP/N5090/V/22/3307073**

**Draft Agenda for Round Table Session on the Historic Environment and the Effect of the Proposal on the Character and Appearance of the Area**

1. **The relevant legislative background and Planning policy framework**

* The planning designations pertaining to the site
* The emerging policy designations pertaining to the site (specifically the site allocation and Opportunity Area) and the implications for future development
* The relevant material considerations pertaining to the site and how these inform an understanding of the character of the area including, and not exclusive to, the following:
* The Setting of Heritage Assets, Historic England Advice Note 3 2017 (CDK.01)
* The adopted Railway Terraces CA appraisal of 2016, (CDF.013)
* The National Design Guide, 2021 (CDE.02)
* The PPG on design and heritage (CDE.011 and CDE.012)
* Barnet Characterisation Study, 2010 (CDF.016)
* Barnet Tall Buildings Study, 2010 (CDF.017)
* Guidance on Tall Buildings, Historic England and CABE (2022) (CDK.08)
* Conservation Area Appraisal, Designation and Management Historic England Advice Note 1 (Second Edition) (2019)

1. **The Council’s approach to the heritage issues in the September 2021 Committee Report,**

**to include the consultation response from Heritage Team.**

1. **The character and appearance of the area**

* The characterisation of the site by LBB and GLA
* The character of the areas around the site as identified in the HTVIA and Appellant’s evidence
* The cumulative developments that are coming forward in the immediate area
* The characteristics of the proposed development in urban design and townscape terms
* Discussion of the key views and how they show the proposed development in context
* Discussion of the effects of the development proposals on the character and appearance of the area

1. **The historic environment**

The Cricklewood Railway Terraces Conservation Area is the only heritage asset referred to in the RfR.

* The special interest or significance of the of the CA, including its character and appearance. scale, height and pattern of historic development in context with the surrounding townscape Including the NDHAs in the CA
* The contribution which setting makes to the appreciation of the CA’s significance
* What are the elements of the CA’s setting and what do they contribute (positive or negative) or not to the appreciation of its significance.
* The emerging context of the consented schemes and the Opportunity Area
* The relative contribution that different elements of the townscape contribute to the setting of the CA – discuss that setting is not statutorily protected by the CA designation
* The NDHAs identified in the CA Appraisal
* The key views identified in the CA Appraisal and views out of the conservation area more generally. What do they contribute to the character/appearance of the CA?
* The effect of the development proposals on the significance of the CA and/or the ability to appreciate that significance
* If the proposal would cause harm to the significance of the CA, where, on the spectrum of harm would it be? Substantial / less than substantial and to what degree? Alternatively are there are any benefits to the significance of the CA.
* If the proposals would cause harm to the CA or its setting, could conditions mitigate such harm?

1. **Other Heritage Asset not referenced in the putative RfR**

Other heritage assets that are considered in evidence and not mentioned in the reason for refusal.

The Crown Public House:

* What is the special interest of the asset
* What does its setting contribute to an appreciation of its significance
* Does the site, at the moment, influence the appreciation of the LB’s significance
* What is the contribution made by views towards / from the listed building?
* How would the proposal be experienced within the setting of the listed building?
* What is the impact of the proposals?
* Does this impact have a positive, negative and neutral effect on the ability to appreciate significance?